

DOUGLAS COUNTY, NV

2019-930999

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=5

06/27/2019 08:33 AM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

ASSESSOR'S PARCEL NO. 1419-04-002-038

WHEN RECORDED MAIL TO:

CAMALA LYONS
ALBRECHT & BARNEY
1 PARK PLAZA, SUITE 900
IRVINE, CA 92614

MAIL TAX NOTICES TO:

RICHARD N. DE ANDA, TRUSTEE
1312 LYNNMERE DRIVE
THOUSAND OAKS, NV 91360

WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RICHARD N. DE ANDA, Trustee, under the DE ANDA LIVING TRUST dated October 24, 1995, who incorrectly acquired title as the DE ANDA TRUST under agreement dated August 12, 2010 (herein, "Grantor"), whose address is 1312 Lynnmere Drive, Thousand Oaks, NV 91360, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to RICHARD N. DE ANDA, Trustee, or any successors in trust, under the RICHARD N. DE ANDA SURVIVOR'S TRUST dated October 24, 1995 and any amendments thereto (herein, "Grantee"), whose address is 1312 Lynnmere Drive, Thousand Oaks, NV 91360, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 218 Redding Way, Clear Creek, NV 89705


TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against all lawful claims whatsoever.

Dated this 13th day of June, 2019.

GRANTOR:

DE ANDA LIVING TRUST dated October 24, 1995, who incorrectly acquired title as the DE ANDA TRUST under agreement dated August 12, 2010

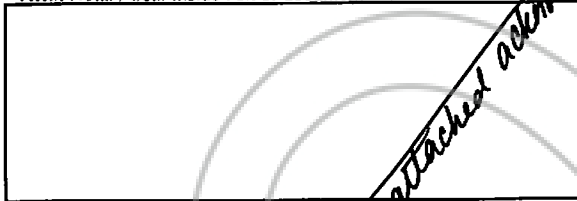


RICHARD N. DE ANDA, Trustee

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, by RICHARD N. DE ANDA, Trustee, under the DE ANDA LIVING TRUST dated October 24, 1995, who incorrectly acquired title as the DE ANDA TRUST under agreement dated August 12, 2010.

Affix Notary Seal inside box or document is unrecordable.



NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

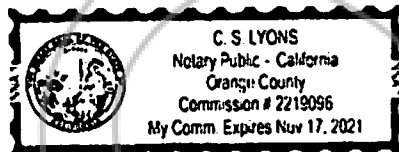
STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

On June 13, 2019, before me, C. S. Lyons, Notary Public, personally appeared RICHARD N. DE ANDA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL)



C. S. Lyons
Signature of Notary Public

Affirmation Statement

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

RICHARD N. DE ANDA SURVIVOR'S TRUST
dated October 24, 1995


RICHARD N. DE ANDA, Trustee
Grantee

EXHIBIT A

All that real property situated in the City of Carson City, County of Douglas, State of Nevada, described as follows:

Parcel 1

Lot 248 of CLEAR CREEK TAHOE-PHASE 1A & 1B, according to the map thereof, filed in the office of the County Recorder of Douglas County, state of Nevada, on November 18, 2016, as File No. 2016-890939, Official Records, as amended by Certificate of Amendment recorded January 23, 2017, as File No. 2017-893667, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 2018-915417, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 2018-915418.

Parcel 2

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Clear Creek Tahoe, recorded September 27, 2016 as Document No. 2016-888265, Official Records. And Amendments thereto recorded as document numbers 890755, 902099 and 916465.

APN: 1419-04-002-038

Per NRS 111.312, this legal description was previously recorded as Document No. 2018-923848, on December 21, 2018, in the office of the Recorder of Douglas County, Nevada.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-04-002-038
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Twnhse
 - d) 2-4 Plex
 - e) Apt. Bldg
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: Trust Ok ~A.B. 6/27/19

3. Total Value/Sales Price of Property

\$ 0.00

 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 0.00

 Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
 - b. E Transfer to a trust for no consideration
- xpl _____
 ain Reason for Exemption: _____

5. Partial Interest: Percentage being 100.00 transferred:

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity GRANTOR
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print De Anda Living Trust Name:
 Address: 1312 Lynnmere Drive

 City: Thousand Oaks
 State: NV Zip: 91360

Richard N. De Anda Survivor's Trust Print Name:
1312 Lynnmere Drive

 City: Thousand Oaks
 State: NV Zip: 91360

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: U.S. Deeds Escrow #: N/A
Address: 423 Lithia Pinecrest Road
City: Brandon State: FL Zip: 33511

