

APN: 1220-17-310-001

**RECORDING REQUESTED BY AND
MAIL TO:****Tanya Pittson
896 Marion Way
Gardnerville, NV 89410**

00100256201909368380060064

KAREN ELLISON, RECORDER

E07

*Pursuant to NRS 239B.030(4), I
affirm that the instrument contained
below (or attached hereto) does not
contain the social security number
of any person.*

TRUSTEES' DEED

COMES NOW, RICHARD CARLSON and TANYA PITTSON, Successor Co-Trustees of the "THE FAMILY TRUST OF JOHN S. CARLSON AND SANDRA S. CARLSON", u.t.d. 11 February 2000, as amended("Trust") as Grantor, upon the following recitals, terms and conditions, and for no other consideration, convey to Grantee the Trust's interest in the property hereinbelow described.

W I T N E S S E T H

WHEREAS, the Trust was created by JOHN S. CARLSON and SANDRA S. CARLSON on 11 February 2000, as Trustors, and appointed JOHN S. CARLSON and SANDRA S. CARLSON as the original Trustees of the Trust. On the death of the surviving spouse and Trustor, JOHN S. CARLSON on 28 March 2018, the Trust provided that Richard Carlson and Tanya Pittson were to serve as the Successor Co-Trustees of the Trust; and

WHEREAS, on 12 September 2000, JOHN S. CARLSON and SANDRA S. CARLSON, the original Trustors and Trustees, conveyed the below

described property to the Trust by that Quitclaim Deed recorded 12 September 2000 as Document No. 0499220; Book 0900, Page 1723 Official Records of the Douglas County, Nevada Recorder; and

WHEREAS, it is Grantors' intention at this time to convey to Grantee, TANYA PITTSON, an unmarried woman as her sole and separate property, all of the interest acquired by the Trust and the Trustees in that certain real property and improvements located in Gardnerville, Douglas County, Nevada, more commonly known as Douglas County Assessor's Parcel No. 1220-17-310-001, and also commonly known as 896 Marion Way, Gardnerville, Nevada, 89410; more particularly described as follows:

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

Lot 1, in Block B, as shown on the Official Map of Sierra Vista Ranch Estates, Filed in the Office of the County Recorder on August 7, 1979, in Book 879, Page 423, Document No. 35259, Official Records of Douglas County, Nevada.

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

NOW THEREFORE, Grantors hereby convey to Grantee, the property described above. Grantors convey to Grantee all of the rights, title, and interest acquired by the Trust and the Trustees in and to the property described hereinabove. The property is conveyed to Grantee "As-Is", "Where-Is", with no guarantees or warranties whatsoever.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED this 17 day of October, 2019.

Richard Carlson
RICHARD CARLSON

Successor Trustee of the JOHN S. CARLSON and SANDRA S. CARLSON Revocable Trust u.t.d.2/11/00, as amended

See Attached Notary

Tanya Pittson
TANYA PITTSON

Successor Trustee of the JOHN S. CARLSON and SANDRA S. CARLSON Revocable Trust u.t.d.2/11/00, as amended

A C K N O W L E D G E M E N T

STATE OF NEVADA)
)ss.
COUNTY OF DOUGLAS)

On October ____, 2019, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared RICHARD CARLSON and TANYA PITTSON, Successor Co-Trustees of the JOHN S. CARLSON and SANDRA S. CARLSON Revocable Trust, u.t.d.2/11/00 and known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

This instrument was acknowledged before me on this ____ day of October, 2019.

NOTARIAL OFFICER

All-purpose Acknowledgment

STATE OF Nevada, COUNTY OF Douglas

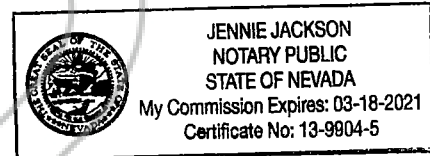
On 10/17/2019 before me, the undersigned, a Notary Public in and for said State, personally appeared

Tanya Pittson

personally known to me ~~-OR-~~ 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.

WITNESS my hand and official seal.

Signature Jennie Jackson
Name (type or printed) Jennie Jackson
My commission expires: 03/18/2021



(Seal)

ACKNOWLEDGMENT

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 Contra Costa)

On October 8, 2019 before me, Jennifer M. Mouchabeck - Notary Public
(insert name and title of the officer)

personally appeared Richard M. Carlson,
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.

Signature Jennifer Mouchabeck (Seal)



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1220-17-310-001
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: <u>Trust Cert - OK KE</u>

3. Total Value/Sales Price of Property:

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: Transfer of title to or from a Trust without consideration if a certificate of trust is presented

5. Partial Interest: Percentage being transferred: 100 %

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 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 Richard Carlson Capacity Grantor
 Signature Tanya Pittson Capacity Grantee

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>RICHARD CARLSON, SSTTE</u>	Print Name: <u>TANYA PITTSON, SSTTE</u>
Address: <u>120 Westfield Circle</u>	Address: <u>896 MARION WAY</u>
City: <u>Danville</u>	City: <u>GARDNERVILLE</u>
State: <u>CA</u> Zip: <u>94526</u>	State: <u>NV</u> Zip: <u>89410</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: MICHAEL S. ROWE, ESQ Escrow # _____
 Address: PO BOX 2080
 City: MINDEN State: NV Zip: 89423