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KAREN ELLISON, RECORDER

E07

Recording Requested and Prepared By:  
THOMAS WARREN MOULTON and TERESA  
LUCILLE MOULTON  
When Recorded Mail To and Mail Tax  
Statements To:  
Name: THOMAS WARREN MOULTON and  
TERESA LUCILLE MOULTON  
Mailing Address: 905 HADDON DRIVE  
SAN MATEO, CA 94402

APN: 1220-21-710-138

Space Above This Line Reserved  
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### QUITCLAIM DEED TO REVOCABLE TRUST

**R.P.T.T. EXEMPT 07**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF ZERO DOLLARS (\$0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **THOMAS WARREN MOULTON and TERESA LUCILLE MOULTON, a married couple**, who acquired title as **THOMAS MOULTON and TERESA MOULTON, husband and wife as joint tenants on the prior deed**, hereinafter referred to as "Grantors", do hereby remise, release and forever quitclaim unto **THOMAS WARREN MOULTON and TERESA LUCILLE MOULTON**, as Trustees of **THE MOULTON REVOCABLE LIVING TRUST**, dated MAY 8, 2020, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Douglas, State of Nevada, to-wit:

See Exhibit A.

Commonly known as: 659 Leonard Ct, Gardnerville, NV 89460-8430

The property herein conveyed is not a part of the homestead of Grantor.

**SUBJECT TO** the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS Grantor(s) hand(s) this the 8th day of MAY, 2020

Tom Moulton

Grantor  
THOMAS WARREN MOULTON

Teresa Moulton

Grantor  
TERESA LUCILLE MOULTON

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 San Mateo

On May 8, 2020 before me, Torcy Reva Rounds,  
Notary Public, personally appeared **THOMAS WARREN MOULTON** and **TERESA LUCILLE MOULTON**, 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.

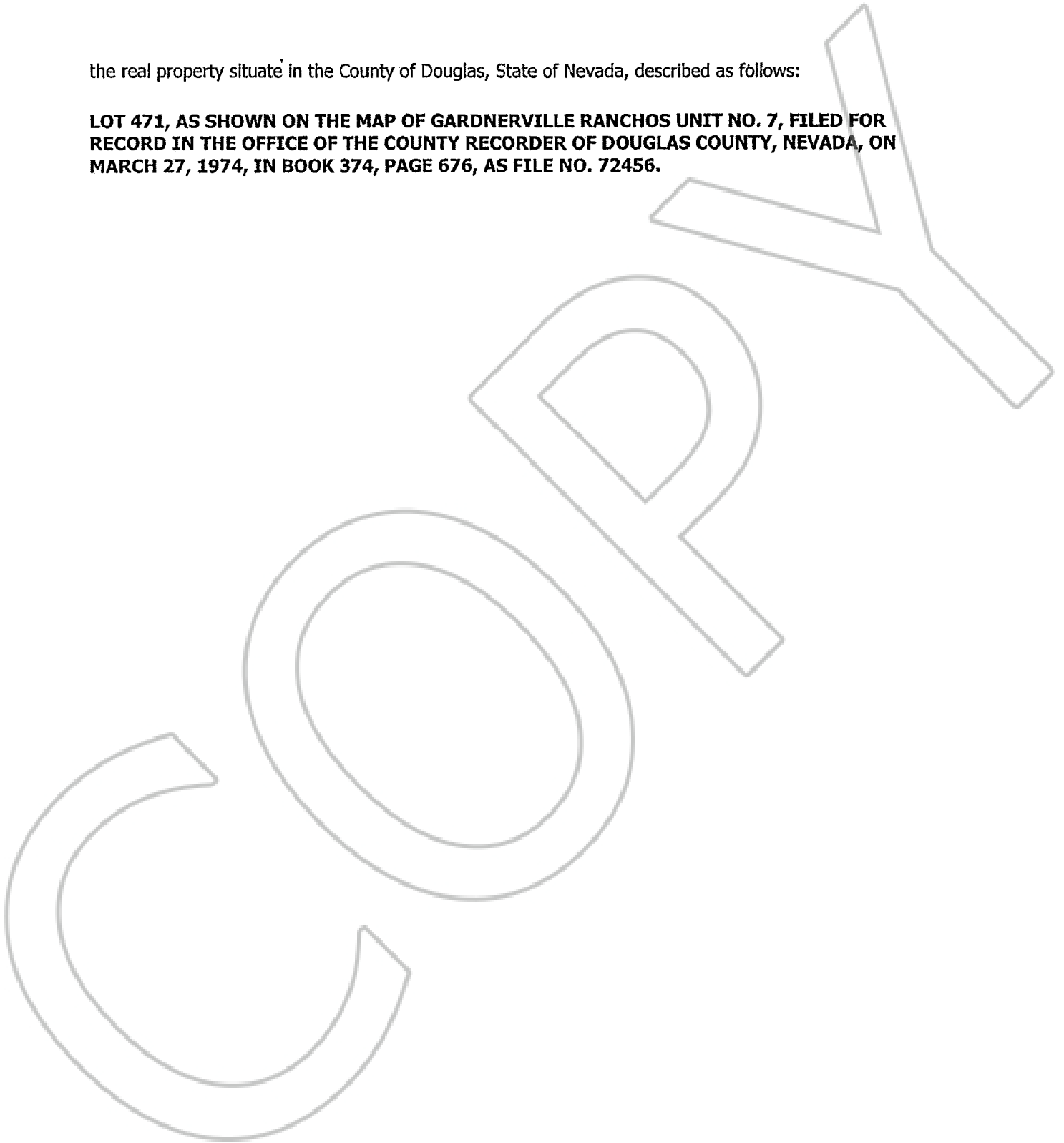
Torcy Reva Rounds  
Signature of Notary Public



EXHIBIT A

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

**LOT 471, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, IN BOOK 374, PAGE 676, AS FILE NO. 72456.**



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-21-710-138  
 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  
 i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>6/8/20</u>	
NOTES: <u>Summit to R ~ AB</u>	

3. Total Value/Sales Price of Property: \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: TRANSFER TO TRUST WITHOUT CONSIDERATION

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 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 375.036, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Thomas Moulton Capacity: grantor

Signature: Thomas Moulton Capacity: grantor

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: THOMAS MOULTON  
 Address: 905 HADDON DR  
 City: SAN MATEO  
 State: CA Zip: 94402

Print Name: MOULTON REVOCABLE  
 Address: LIVING TRUST  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)