



KAREN ELLISON, RECORDER

E07

Recording Requested by:
Roger Cartozian, Esq.

When recorded, return to:
Roger Cartozian, Esq.
5025 Portia Court
Carmichael, CA 95608-3100

Mail Tax Statements to:
Same as above

A..P.N. 11-202-02

WARRANTY DEED

The undersigned declare:

- (1) Documentary transfer tax is NONE.
- (2) NRS 375.090 Section 7.
- (3) From a Trust with Certification provided.
- (4) No Consideration.

FOR NO CONSIDERATION, ROGER A. CARTOZIAN, as Trustee of the Ardash T. Cartozian Revocable Trust dated June 4, 1993 whose address is 5025 Portia Court, Carmichael, CA 95608-3100, does hereby Grant to ROGER A. CARTOZIAN and PATRICIA ADLER CARTOZIAN, husband and wife, as Community Property with Right of Survivorship, whose address is 5025 Portia Court, Carmichael, CA 95608-3100, all of their right, title and interest in and to the following described real property in Douglas County, State of Nevada:

Lot 13 of ASPEN VALLEY SUBDIVISION UNIT NO. 2 according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on November 15, 1966, in Book 45, Page 625, as Document No. 34571. EXCEPTING THEREFROM all minerals and mineral rights as reserved in Deed recorded December 20, 1947, in Book Y of Deeds, Page 321, Document No. 6199, Douglas County, Nevada Records.

Commonly known as 135 Aspen Way, Douglas County, NV.

AND the Grantor covenants with the Grantees that the former is now seised in fee simple of the property granted; that the latter shall enjoy the same without any lawful disturbances; that the same is free from all encumbrances, except the liens and encumbrances created or permitted by the Grantees after the date hereof; and that the Grantor will WARRANT and DEFEND the Grantees against the lawful claims and demands of all persons claiming the whole or any part of the above bargained and granted lands and premises.

Dated: Oct 27, 2020


ROGER A. CARTOZIAN, TRUSTEE

STATE OF)
COUNTY OF)

On October 27, 2020 before me, _____ personally appeared ROGER A. CARTOZIAN, _____ personally known to me or _____ proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument. WITNESS my hand and official seal.

Signature _____

SEE ATTACHED FOR
REQUIRED CALIFORNIA
WORDING

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Sacramento }

On October 27, 2020 before me, Brandon James Mullen Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Roger A. Cartozian
Name of Signer

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 Brandon James Mullen
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: 10/27/2020 Number of Pages: 2
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Roger A. Cartozian
Signer's Name: N/A
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer is Representing: SELF

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 11-202-02
- 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:	<i>Trust OK.</i>

3. Total Value/Sales Price of Property:

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption:
From a trust for no consideration with certification provided

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 <u><i>Roger A. Cartozian, Trustee</i></u>	Capacity <u>Trustee</u>
Signature <u><i>Roger A. Cartozian</i></u>	Capacity <u>CPWROS husband</u>

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>Roger A. Cartozian, Trustee</u>	Print Name: <u>Roger A. Cartozian</u>
Address: <u>5025 Portia Court</u>	Address: <u>5025 Portia Court</u>
City: <u>Carmichael</u>	City: <u>Carmichael</u>
State: <u>CA</u> Zip: <u>95608-3100</u>	State: <u>CA</u> Zip: <u>95608-3100</u>

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)

SEE ATTACHED FOR
REQUIRED CALIFORNIA
WORDING

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California }
County of Sacramento }

On October 27, 2020 before me, Brandon James Mullen Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Roger A. Cartozian
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature Brandon James Mullen
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: State of Nevada Declaration of Value

Document Date: 10/27/2020 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Roger A. Cartozian

- Corporate Officer Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: Self

Signer's Name: N/A

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: N/A