

APN: 1022-13-001-009
Recording Requested by and When
Recorded Mail to:



KAREN ELLISON, RECORDER E07

Mortensen Law, Tax
Trust & Probate Attorneys, P.C.
22807 Lyons Avenue
Newhall, CA 91321

Mail Tax Statements to:

Tory P. Viso, Trustee
Janelle A. Viso, Trustee
2436 Haymarket Street
Thousand Oaks, CA 91362

QUITCLAIM DEED

The undersigned grantor declares that this conveyance qualifies for Transfer Tax Exemption per NRS 375.090, Section 7: TRANSFER WITHOUT CONSIDERATION TO OR FROM A TRUST.

For no consideration, Tory P. Viso, a married man as his sole and separate property, Quitclaims to Tory P. Viso and Janelle A. Viso, Trustee of the Viso Trust dated April 27, 2001, the following described real property in the County of Douglas, State of Nevada:

See Exhibit "A" attached hereto and made a part hereof by this reference.

AKA: 4255 Bosler Way, Wellington, NV 89444
Subject to easements, restrictions, reservations, liens, and encumbrances of record.

Dated: January 27, 2021

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 Ventura)

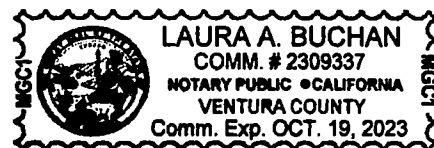
TORY P. VISO

On January 27, 2021, before me, Laura A. Buchan, a Notary Public, personally appeared TORY P. VISO, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Grantee Address:
2436 Haymarket Street
Thousand Oaks, CA 91362

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

Notary Public

Exhibit "A"

Legal description of the real property located at
4255 Bosler Way, Wellington NV 89444, APN: 1022-13-001-009

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1:

Being all that Portion of Section 13 and 14, Township 10 North, Range 22 East, M.D.B. & M., described as follows:

Commencing at the corner common to sections 11, 12, 13 and 14, Township 10 North, Range 22 East, thence South $06^{\circ} 35' 24''$ West 101.97; thence on a curve to the right having a radius of 500 feet through a central angle of $22^{\circ} 50' 55''$ and an arc distance of 75.69 feet; thence South $74^{\circ} 27'$ East a distance of 990.82 feet to the True Point of Beginning; thence South $15^{\circ} 33'$ West 880 feet; thence South $74^{\circ} 27'$ East 500 feet; thence North $15^{\circ} 33'$ East a distance of 880 feet; thence North $74^{\circ} 27'$ West 500 feet to the True Point of Beginning.

Reference is made to Record of Survey filed in the office of the County Recorder of Douglas County, Nevada on October 10, 1969 under File No. 45991, and the above described parcel shown as Parcel 35.

Parcel 2:

Being all that portion of Section 13 and the East half of Section 14, Township 10 North, Range 22 East, M.D.B. & M., described as follows:

Non-exclusive easements for roadway and utility purposes and to provide access to State Route No. 3, for the benefit of and appurtenant to the property conveyed hereinabove and shall inure to the benefit of and be used by all persons who may become owners of said land or any parts or portions thereof said easements being 60 feet in width the centerline of which is described as follows:

Commencing at North quarter corner of said Section 14; thence South $89^{\circ} 51'$ East along the North line of said Section 14, a distance of 792.53 feet to a point; thence South $13^{\circ} 00'$ East 104.32 feet to a point on the Southerly right of way line of State Route No. 3, the true point of beginning; thence along said line South $13^{\circ} 00'$ East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of $22^{\circ} 30' 00''$ for an arc distance of 196.35 feet; thence South $35^{\circ} 30'$ East 2,287.85 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of $29^{\circ} 15'$ for an arc distance of 255.25 feet; thence South $64^{\circ} 45'$ a distance of 1,559.09 feet; thence a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of $49^{\circ} 29' 15''$ for an arc distance of 431.86 feet; thence North $65^{\circ} 45' 45''$ East 1075.22 feet; thence on a curve to the left

the tangent of which bears the last described course having a radius of 500 feet through a central angle of $16^{\circ} 40' 22''$ for an arc distance of 145.50 feet; thence North $49^{\circ} 05' 23''$ East a distance of 1,161.73 feet to the true point of ending.

Also commencing at North quarter corner of said Section 14; thence South $89^{\circ} 51'$ East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South $13^{\circ} 00'$ East 104.32 feet to a point on the Southerly right of way line of State Route No. 3; thence South $13^{\circ} 00'$ East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of $07^{\circ} 04' 13''$ for an arc distance of 61.70 feet to the True Point of Beginning; thence North $76^{\circ} 34'$ East 1,706.97 feet; thence on a curve to the right the tangent of which bears the last described course having a radius of 500 feet through a central angle of $28^{\circ} 59' 00''$ for an arc distance of 129.23 feet; thence South $74^{\circ} 27'$ East a distance of 3,465.80 feet to the true point of ending.

Reference is made to Record of Survey filed in the Office of the County Recorder of Douglas County, Nevada, on October 10, 1969, under File No. 45991, and the above described easements shown as Bosler Way and Kyle Drive.

Excepting therefrom any portions of the above described easements lying within the exterior boundaries of Parcel 1.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1022-13-001-009
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: <u>2/18/21 Trust</u>	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ _____
 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 # 07
 b. Explain Reason for Exemption: Transfer to revocable 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 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantor
 Signature _____ Capacity Grantees/Trustees

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Tory P. Viso
 Address: 2436 Haymarket Street
 City: Thousand Oaks
 State: CA Zip: 91362

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Tory P. Viso and Janelle A. Viso, Trustees
 Address: 2436 Haymarket Street
 City: Thousand Oaks
 State: CA Zip: 91362
Viso Trust dated April 27, 2001

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Mortensen Law, Tax, Trust & Probate Attys. Escrow #
 Address: 22807 Lyons Avenue
 City: Newhall State: CA Zip: 91321