

THE UNDERSIGNED HEREBY AFFIRMS THAT  
THIS DOCUMENT DOES NOT CONTAIN A  
SOCIAL SECURITY NUMBER (NRS 239B.030)



APN: 1220-21-710-050

KAREN ELLISON, RECORDER E09

WHEN RECORDED MAIL TO:  
SEND TAX DOCUMENTS TO:

AU LEONARD LLC  
4916 Ladera Sarina  
Del Mar, CA 92014

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

### QUIT CLAIM DEED

We, JEFFREY H. PITZER and ANNE PHILLIPS PITZER, husband and wife, as joint tenants with right of survivorship, for valuable consideration, the receipt of which is hereby acknowledged, do hereby remise, release and forever quit claim all right, title and interest to AU LEONARD LLC, the following described real property situated in Douglas County, State of Nevada, bounded and described as:

Lot 518 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974, in Book 374, Page 676, as Document No. 72456, Official Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

IN WITNESS THEREOF, Managers of AU LEONARD LLC, JEFFREY H. PITZER and ANNE PHILLIPS PITZER have signed and sealed these presents the day and year below written.

January 26, 2022

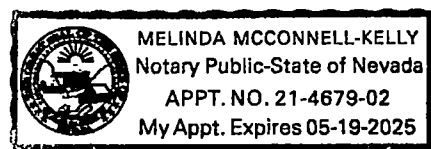
\_\_\_\_\_  
Signature, JEFFREY H. PITZER

\_\_\_\_\_  
Signature, ANNE PHILLIPS PITZER

STATE OF NEVADA )  
CARSON CITY )

This instrument was acknowledged before me on January 26, 2022, by JEFFREY H. PITZER.

\_\_\_\_\_  
NOTARY PUBLIC



ACKNOWLEDGMENT

State of California  
County of San Diego

On Jan 29, 2022, 2022 before me, Vicki Collo notary public  
personally appeared Anne Phillips Pitzer, 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 acknowledge 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 Vicki Collo (seal)



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-21-710-050  
 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 \_\_\_\_\_

| FOR RECORDERS OPTIONAL USE ONLY |                             |
|---------------------------------|-----------------------------|
| DOCUMENT/INSTRUMENT #:          | _____                       |
| BOOK _____                      | PAGE _____                  |
| DATE OF RECORDING:              | <u>2/3/22</u>               |
| NOTES:                          | <u>operating agr. trust</u> |

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_)  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 9  
 b. Explain Reason for Exemption: A transfer, assignment or other conveyance to a corporation or other business organization if person conveying the property owns 100% of the corporation or organization to which the conveyance is made.  
 c. 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 Jeffrey H. Pitzer Capacity Grantor  
 Signature Anne Phillips Pitzer Capacity Grantor

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

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

Print Name: Jeffrey H. Pitzer and Anne Phillips Pitzer Print Name: AU LEONARD LLC  
 Address: 4916 Ladera Sarina Address: 4916 Ladera Sarina  
 City: Del Mar City: Del Mar  
 State: CA Zip: 92014 State: CA Zip: 92014

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: A+ Documents Escrow # \_\_\_\_\_  
 Address 411 W. Third Street, Suite 1  
 City: Carson City State: NV Zip: 89703

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