

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

MICHAEL I. MILLER
MILLER & MILLER
1766 S. Escondido Blvd.
Escondido, CA 92025



KAREN ELLISON, RECORDER

E07

MAIL TAX STATEMENTS TO:

Peter Larson
1364 Victoria Drive
Gardnerville, NV 89460

Quit Claim Deed

A. P. N: 1220-21-810-215

Real Property Transfer Tax -0-

The Undersigned Grantor Declares: There Is No Consideration For This Transfer. **This is a Distribution Transfer from a Trust to the Beneficiary of the Trust Due to Death of the Trustor. Beneficiary is the Child of the Deceased Trustor.**

GRANTOR(S): James W. Billingsley, Trustee of the David O. and Carol Larson Trust dated September 7, 1995 - Survivor's Trust hereby remise, release and forever Quit Claim to

GRANTEE(S): Peter Larson, an unmarried man

the following described real property in the County of Douglas, State of Nevada, the following described real property:

Lot 391, as shown in 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 Document No. 72456.

DAVID O. AND CAROL LARSON
TRUST DATED SEPTEMBER 7, 1995
- SURVIVOR'S TRUST

DATE:

January 28, 2022


James W. Billingsley, Trustee

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 to the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF SAN DIEGO)

On January 28, 2022, before me, Sheila Merwarth, a Notary Public, personally appeared James W. Billingsley, 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.

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.

Sheila Merwarth (Seal)



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-21-810-215
 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	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OK - J</u> <u>Per Blende - Tel is w/o consideration</u>	

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 5, 7
 b. Explain Reason for Exemption: This is a distribution from a Trust to a beneficiary, where the beneficiary is the son of the now deceased Trustor

5. Partial Interest: Percentage being transferred: 100.0%

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 James W. Billingsley Capacity Trustee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: James W. Billingsley, Trustee
 Address: P.O. Box 462524
 City: Escondido
 State: CA Zip: 92046

Print Name: Peter Larson
 Address: 1364 Victoria Drive
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Miller's Miller Escrow # _____
 Address: 1766 S Escondido Blvd
 City: Escondido State: CA Zip: 92025

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