

RECORDING REQUESTED BY:
BENTLER MULDER, LLP
WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

DEBORA RAYE MARRAZZO
P.O. Box 11916
Zephyr Cove, NV 89448

APN: 1318-15-111-061

DOUGLAS COUNTY, NV 2022-982862
Rec:\$40.00
Total:\$40.00 03/23/2022 09:43 AM
BENTLER & ASSOCIATES, INC Pgs=4



00152117202209828620040049

KAREN ELLISON, RECORDER

E07

Quitclaim Deed

The undersigned Grantor declares under penalty of perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER.

There is Zero \$0.00 Documentary Transfer Tax due.

This conveyance transfers an interest into a Living Trust, NRS 375.090, Section 7

DEBORA RAYE MARRAZZO, Trustee of the FOSS LIVING TRUST, dated July 15, 1992, hereby remises, releases and quitclaims to DEBORA R. MARRAZZO, Trustee of THE DEBORA MARRAZZO TRUST, dated September 26, 2007, all right, title and interest in and to the real property in the County of Douglas, State of Nevada, and legally described as set forth on attached Exhibit "A" and more commonly known as 600 Highway 50 #112, Zephyr Cove, NV 89448.

Dated: 10-25-2021


DEBORA RAYE MARRAZZO, Trustee of the

FOSS LIVING TRUST, dated July 15, 1992

ACKNOWLEDGMENT

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)
)ss.
County of San Diego)

On 10/25/2021, before me, Bethany Torbert, a Notary Public, personally appeared DEBORA RAYE MARRAZZO, 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 she executed the same in her authorized capacity, and that by her 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.

Bethany Torbert
Notary Public



EXHIBIT "A"

Legal Description:

Parcel 1

Lot 112 as shown on the official plat of "PINEWILD UNIT NO. 2", A CONDOMINIUM, filed for record in the office of the County Recorder, Douglas County, Nevada, on October 23, 1973 as Document No. 69660.

Parcel 2

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel No. 1 above.

Parcel 3

An undivided interest as tenants in common as such interest is set forth in Book 377, at Page 417 thru 421, of the real property described on the Subdivision Map referred to in Parcel No. 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of PINEWILD, A CONDOMINIUM project, recorded March 11, 1974, in Book 374 of Official Records at page 193, and Supplement to Amended Declaration of Covenants, Conditions, and Restrictions of Pinewild, a Condominium Project, recorded March 9, 1977 in Book 377 of Official Records at Page 411, as Limited Common Area and thereby allocated to the unit described in Parcel No. 1 above, and excepting unto Grantor non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

Parcel 4

Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress utility service, support encroachments, maintenance and repair over the Common Areas defined and set forth in the Declaration of Covenants, Conditions and Restrictions of PINEWILD, more particularly, in the description of Parcel No. 3, above.

Assessor's Parcel Number: 1318-15-111-061

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-15-111-061
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|---|--|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input checked="" 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 |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <i>Trust OK - P</i>	

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer without consideration to or from a Trust

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 *[Signature]* Capacity: Agent for Grantee
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: FOSS LIVING TRUST
 Address: P.O. Box 11916
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: THE DEBORA MARRAZZO TRUST
 Address: P.O. Box 11916
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Bentler Mulder, LLP
 Address: 2030 Main Street, 13th Floor
 City: Irvine, CA 92614

Escrow # _____
 State: _____ Zip: _____