

PREPARED AND RECORDING REQUESTED BY:
Kevin L. Kephart and Michele A. Kephart, Co-Trustees
135 Avis St
Arroyo Grande, California 93420



KAREN ELLISON, RECORDER E07

WHEN RECORDED, MAIL TO
AND MAIL TAX STATEMENTS TO:
Kevin L. Kephart and Michele A. Kephart, Co-Trustees
135 Avis St
Arroyo Grande, California 93420

THIS SPACE FOR RECORDER'S USE ONLY

APN: 1220-21-510-077

QUITCLAIM DEED TO A REVOCABLE TRUST

KEVIN KEPHART, a married man as his sole and separate property, the GRANTOR,
HEREBY CONVEYS AND QUITCLAIMS TO:

KEVIN L. KEPHART and MICHELE A. KEPHART, trustees of THE KEPHART FAMILY TRUST, dated
December 15th 2021, the GRANTEEES.

All of that interest in and to THAT PROPERTY situated in the County of Douglas, State of Nevada, more commonly known as 1438 Kimmerling Rd, Gardnerville, Nevada 89460, which property is bounded and described as set forth in Exhibit "A" (attached hereto and incorporated herein by reference).

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Executed on December 15th 2021 in San Luis Obispo County, California.



KEVIN KEPHART

Notary Acknowledgement for Quitclaim Deed to a Revocable Trust,

dated December 13, 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

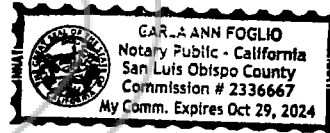
COUNTY OF SAN LUIS OBISPO

On 12.13.2021, before me, Carla Ann Foglio,
a Notary Public, personally appeared KEVIN KEPHART, who proved to me on the basis of satisfactory evidence to be
the person(s) whose name 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.

Carla Ann Foglio
Notary Public Signature



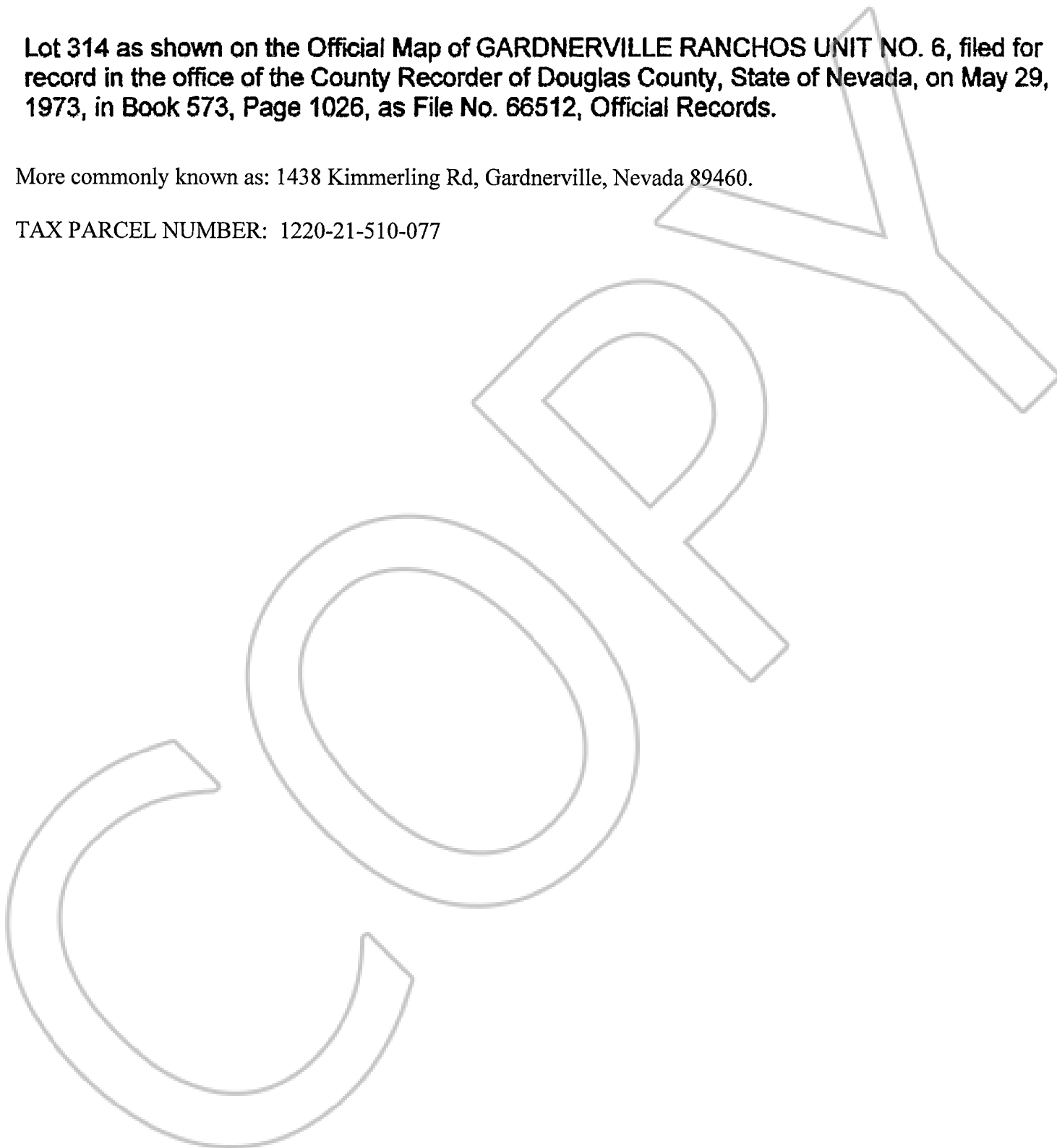
Notary Public Seal

Exhibit A

Lot 314 as shown on the Official Map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512, Official Records.

More commonly known as: 1438 Kimmerling Rd, Gardnerville, Nevada 89460.

TAX PARCEL NUMBER: 1220-21-510-077



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-21-510-077
 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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <i>W/ Just OK.</i>	

3. Total Value/Sales Price of Property \$0
 Deed in Lieu of Foreclosure Only (value of property) (0)
 Transfer Tax Value: \$0
 Real Property Transfer Tax Due \$0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer from Grantor to Grantor's own revocable living trust for the benefit of Grantor. WITHOUT CONSIDERATION KK

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 *Kevin Kephart* Capacity Trustee
 Signature *Michelle Kephart* Capacity Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Kevin Kephart
 Address: 135 Avis St.
 City: Arroyo Grande
 State: CA Zip: 93421

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Kevin L. Kephart and Michelle A. Kephart
 Address: 135 Avis St.
 City: Arroyo Grande
 State: CA Zip: 93420

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Grantee (Above) Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____