

**APN: 1418-34-211-010**

Recorded at the Request of:  
HERITAGE LAW  
1625 Highway 88, Suite 304  
Minden, Nevada 89423

Mail Future Tax Statements To:  
DAVID C. MARZANO and  
LAURA COX MARZANO, Trustees  
PO Box 11652  
Zephyr Cove, NV 89448

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

KAREN ELLISON, RECORDER

E07



## QUITCLAIM DEED

FOR NO CONSIDERATION, DAVID C. MARZANO, a married man who took title as a widow by and through the recordation of an *Order Settling First and Final Account, Approving Attorney's Fees and Decree of Distribution* entered by the Fourth Judicial District Court of the State of Nevada, in and for the County of Elko, in Case No. PR-P2-10-124, filed with said Court on February 28, 2011, and recorded with the Douglas County Recorder's Office on March 1, 2011, as Document No. 779305, does hereby remise, release, and forever quitclaim and transfer all interest in 201 Sugar Pine Circle, Zephyr Cove, Douglas County, Nevada, 89448, APN: 1418-34-211-010, to DAVID C. MARZANO and LAURA COX MARZANO, Trustees of the *Bella Vita Trust, dated May 18, 2022*, and any amendments thereto, the real property situated in the County of Douglas, State of Nevada, more precisely described as:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART  
HEREOF**

Pursuant to NRS 111.312, the above legal description previously appeared in an *Order Settling First and Final Account, Approving Attorney's Fees and Decree of Distribution*, recorded on March 1, 2011, as Document No. 779305.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

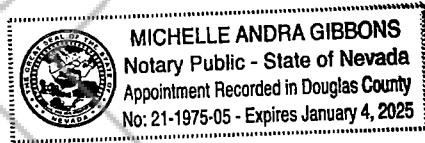
Dated: May 18, 2022.

David C. Marzano  
DAVID C. MARZANO

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS        )

On May 18, 2022, before me, a Notary Public, personally appeared DAVID C. MARZANO, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

Michelle Andra Gibbons  
Notary Public



**APN: 1418-34-211-010**

**EXHIBIT "A"  
LEGAL DESCRIPTION**

All that real property situate in the County of Douglas, State of Nevada, more particularly described as follows, to-wit:

PARCEL NO. 1:

Lot 54, as shown on the map of NORTH LAKERIDGE and Revised Plat of Portion of Lakeridge Estates No. 2, filed in the Office of the County Recorder of Douglas County, Nevada, on August 29, 1960, as Document No. 16529.

PARCEL NO. 2:

An easement for the use and maintenance of the existing driveway across the Southwest corner of Lot 53 which easement is for the use of Lot 54.

**State of Nevada  
Declaration of Value**

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	<u>5/24/22</u>
Notes:	<u>Grand or not</u>

1. Assessor Parcel Number(s)  
a) 1418-34-211-010  
b) \_\_\_\_\_  
c) \_\_\_\_\_

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

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: 7  
b. Explain Reason for Exemption: A TRANSFER OF TITLE TO OR FROM A 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 therein. Furthermore, the 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 Grantor

Signature: [Signature] Capacity: Agent for Grantee

**SELLER (GRANTOR) INFORMATION - REQUIRED**

Name: David C. Marzano  
Address: PO Box 11652  
City, State, ZIP: Zephyr Cove, NV 89448

**BUYER (GRANTEE) INFORMATION - REQUIRED**

Name: David C. Marzano & Laura Cox Marzano, TTEEs of the Bella Vita Trust U/D/T 05/18/2022  
Address: PO Box 11652  
City, State, ZIP: Zephyr Cove, NV 89448

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: HERITAGE LAW Escrow # \_\_\_\_\_  
Address: 1625 Highway 88, Suite 304  
City, State, ZIP: Minden, NV 89423