

APN: 1420-07-213-007

**AFTER RECORDING RETURN TO:**

Radian Settlement Services, Inc.  
1000 GSK Drive, Suite 210  
Coraopolis, PA 15108  
File No. 1280437715

**MAIL TAX STATEMENTS TO:**

DAVID L. LANZA  
887 Vista Park Drive  
Carson City, NV 89705

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**QUITCLAIM DEED**

This Deed is exempt from transfer tax pursuant to NRS 375.090, Section 07.

STATE OF NEVADA  
COUNTY OF DOUGLAS

THIS DEED made and entered into on this 23 day of MAY, 2022, by and between **DAVID L. LANZA, TRUSTEE OF THE DAVID LANZA LIVING TRUST, DATED 4/13/2017**, residing at 887 Vista Park Drive, Carson City, NV 89705, hereinafter referred to as Grantor(s) and **DAVID L. LANZA, AN UNMARRIED MAN**, residing at 887 Vista Park Drive, Carson City, NV 89705, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, the receipt of which is hereby acknowledged, does this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Douglas County, Nevada:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

Also known as: 887 Vista Park Drive, Carson City, NV 89705

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

**TO HAVE AND TO HOLD** the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in **FEE SIMPLE**.

Dated this 23rd day of May, 20 22.

DAVID L. LANZA

**DAVID L. LANZA, TRUSTEE OF THE DAVID LANZA LIVING TRUST, DATED 4/13/2017**

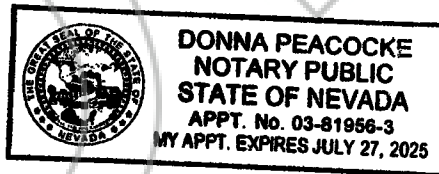
STATE OF NEVADA  
COUNTY OF Carson City

This instrument was acknowledged before me on 5-23-2022 by DAVID L. LANZA, TRUSTEE OF THE DAVID LANZA LIVING TRUST, DATED 4/13/2017.

Donna Peacocke  
Notary Public Signature

Donna Peacocke  
Printed Name of Notary Public

My commission expires: 07/27/2025



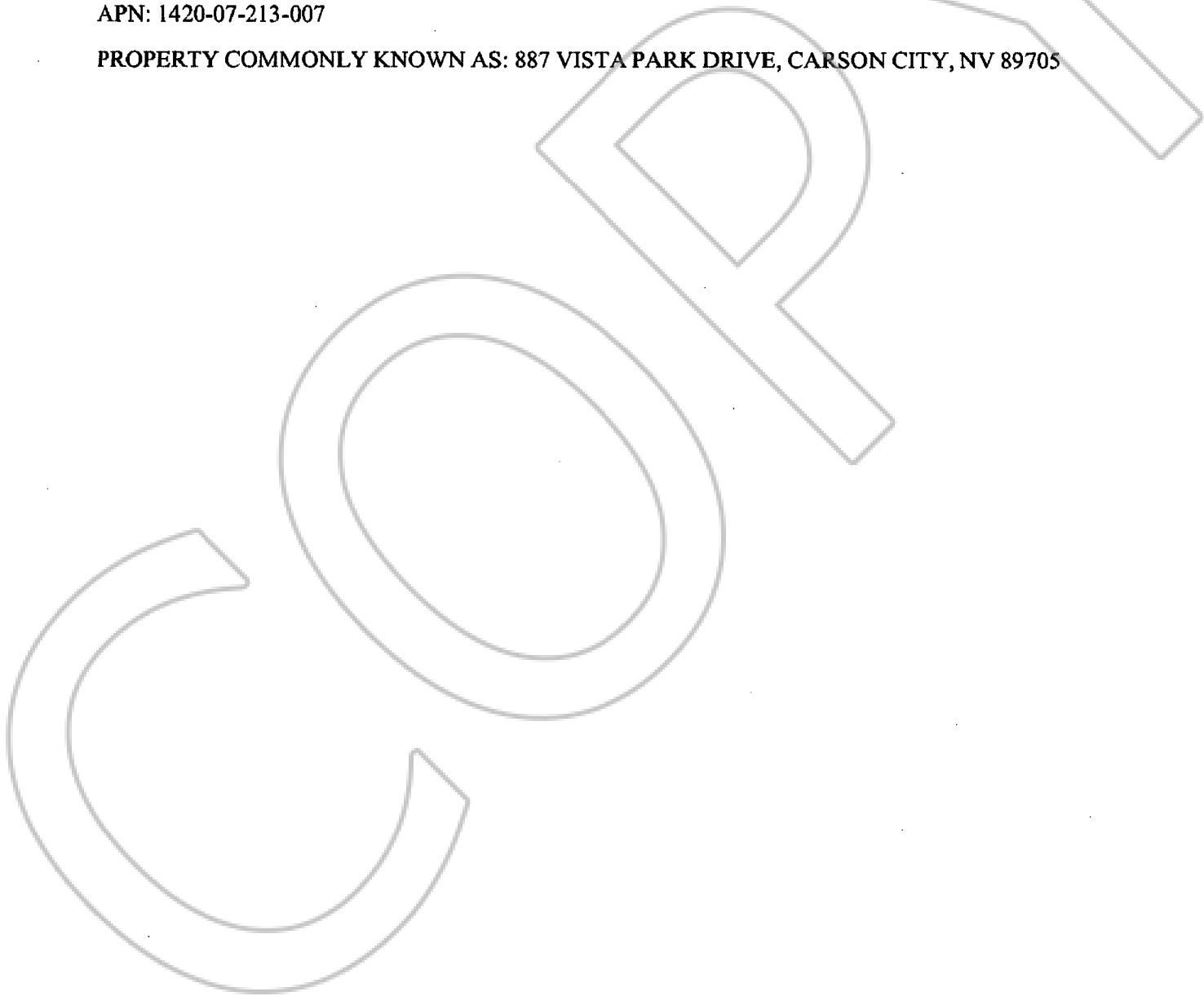
**EXHIBIT A**  
**LEGAL DESCRIPTION**

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF CARSON CITY, COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 15 BLOCK I, OF FINAL MAP NO. 1007-4 OF VALLEY VISTA ESTATES, PHASE 3, RECORDER IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON JULY 28, 1998, IN BOOK 798, AT PAGE 5872, AS DOCUMENT NO. 445464, OFFICIAL RECORDS.

APN: 1420-07-213-007

PROPERTY COMMONLY KNOWN AS: 887 VISTA PARK DRIVE, CARSON CITY, NV 89705



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1420-07-213-007  
 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 RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: 5/27/22 Trust OK ~A.B.

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

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 07  
 b. Explain Reason for Exemption: Out of 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 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: DAVID L LANZA Capacity: Grantor / Grantee

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: DAVID L LANZA, TRUSTEE OF THE DAVID\*\*  
 Address: 887 Vista Park Drive  
 City: Carson City  
 State: NV Zip: 89705

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: DAVID L LANZA, AN UNMARRIED MAN  
 Address: 887 Vista Park Drive  
 City: Carson City  
 State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Radian Escrow # 1280437715  
 Address: 1000 GSK Drive, Suite 210  
 City: Coraopolis State: PA Zip: 15108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

\*\*LANZA LIVING TRUST, DATED 4/13/2017