

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

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, AN UNMARRIED MAN**, residing at 887 Vista Park Drive, Carson City, NV 89705, hereinafter referred to as Grantor(s) and **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 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

STATE OF NEVADA
COUNTY OF Carson City

This instrument was acknowledged before me on 05-23-2022 by DAVID L. LANZA.

Donna Peacocke
Notary Public Signature

Donna Peacocke
Printed Name of Notary Public

My commission expires: 07/27/2025

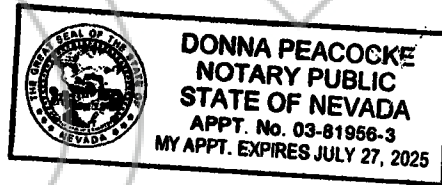


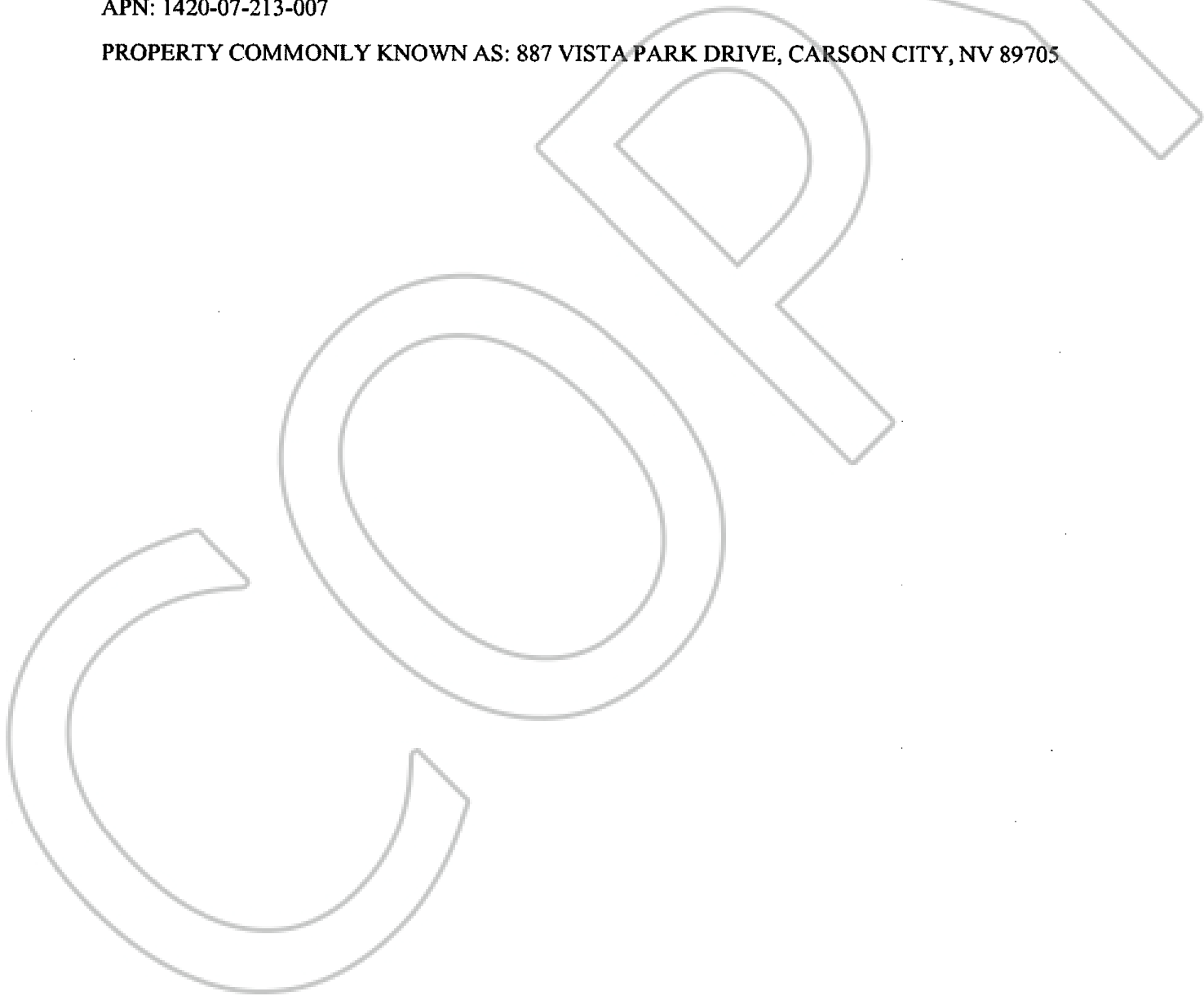
EXHIBIT A
LEGAL DESCRIPTION

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.

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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. <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 |
| <input type="checkbox"/> 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: Into 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, AN UNMARRIED MAN
 Address: 887 Vista Park Drive
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: DAVID L. LANZA, TRUSTEE OF THE DAVID**
 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
 Address: 1000 GSK Drive, Suite 210
 City: Coraopolis

Escrow # 1280437715
 State: PA Zip: 15108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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