

APN: 1220-24-410-011
R.P.T.T.: \$0.00
EXEMPT: (5 & 7)

RECORDING REQUESTED BY
KAY E. BLAKE



KAREN ELLISON, RECORDER E07

AND WHEN RECORDED MAIL TO:
R. THOMAS PETERSON, ESQ.
OBRIEN & PETERSON PLC
2415 CAMPUS DR. #120
IRVINE, CA 92612

QUITCLAIM DEED
TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **KAY E. BLAKE** Trustee of the **Venola M. Redwine Qualified Personal Residence Trust No. 2, dated December 2, 2004 FBO K. E. Blake as to an undivided one-half (1/2) tenancy in common interest**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **KAY E. BLAKE**, as Trustee of the **BLAKE FAMILY TRUST** initially created March 23, 1995 as amended as her sole and separate property, whose address is: 1008 Los Altos Orange, CA 92869 as follows:

An undivided one-half (1/2) tenancy in common interest in that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

LOT 11 AS SHOWN ON THE MAP OF RIVERVIEW ESTATES, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON DECEMBER 15, 1965.

Per NRS 111.312 – The Legal Description appeared previously in **Quitclaim Deed**, recorded on **June 9, 2008** as Document No. **0724687** in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: **624 Frontage Road, Gardnerville, Nevada 89410**

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Venola M. Redwine Qualified Personal Residence
Trust No. 2 dated 12/2/2004

WITNESS my hand, this 16 day of June, 2022

By: Kay E. Blake
KAY E. BLAKE, Trustee

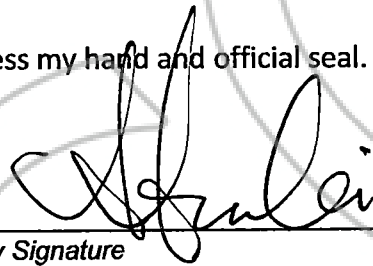
NOTARY ACKNOWLEDGMENT

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.

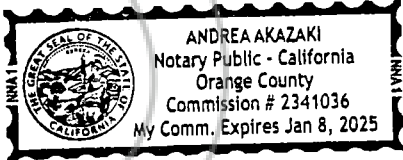
State of California }
 }ss
County of Orange }

On June 16, 2022, before me, Andrea Akazaki, Notary Public, personally appeared Kay Elaine Blake 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 he executed the same in his authorized capacity, and that by his 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 is true and correct.

Witness my hand and official seal.


Notary Signature



(Affix Seal Above)

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-24-410-011
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
 BOOK _____ PAGE _____
 DATE OF RECORDING: 7/19/22
 NOTES: Trust ok - JEB

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 5 & #7
 b. Explain Reason for Exemption: Transfer from Trustee of QPRT Trust to same person as Trustee of Personal Trust without consideration.

5. Partial Interest: Percentage being transferred: 50 %

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 Kay E. Blake Capacity Successor Trustee of the Venola M. Redwine QPRT Trust #2 dtd 12/2/04

Signature Kay E. Blake Capacity Trustee of the Blake Family Trust dtd 3/21/95

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Kay E. Blake, Successor Trustee of the Venola M. Redwine QPRT Trust #2 dtd 12/2/04
 Address: 1008 Los Altos
 City: Orange
 State: CA Zip: 92689

Print Name: Kay E. Blake, Trustee of the Blake Fam Trust dtd 3/21/95
 Address: 1008 Los Altos
 City: Orange
 State: CA Zip: 92689

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: R. Thomas Peterson, Obrien & Peterson PLC Escrow # N/A
 Address: 2415 Campus Dr. #120
 City: Irvine State: CA Zip: 92612

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)