

**APN: 1220-22-110-120**

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

Mail Future Tax Statements To:  
JOHN S. PEKAR  
1417 James Road  
Gardnerville, NV 89460-8152

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

**SUCCESSOR TRUSTEE'S QUITCLAIM DEED**

FOR NO CONSIDERATION, JOHN S. PEKAR, Successor Trustee of the *Pekar Living Trust*, dated May 23, 2011, does hereby remise, release, and forever quitclaim and transfer all interest in 1417 James Road, Gardnerville, Douglas County, Nevada, APN 1220-22-110-120, to JOHN S. PEKAR, a married man as his sole and separate property, 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 Affidavit of Death of Settlor/Trustee of Trust recorded on June 30, 2022, as Document 2022-986920.

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: December 9, 2022.


*Pekar Living Trust, dated  
May 23, 2011, and any amendments thereto*

*John S. Pekar*  
JOHN S. PEKAR, Successor Trustee

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS    )

On December 9<sup>th</sup> 2022, before me, a Notary Public, personally appeared JOHN S. PEKAR, 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 she executed it.

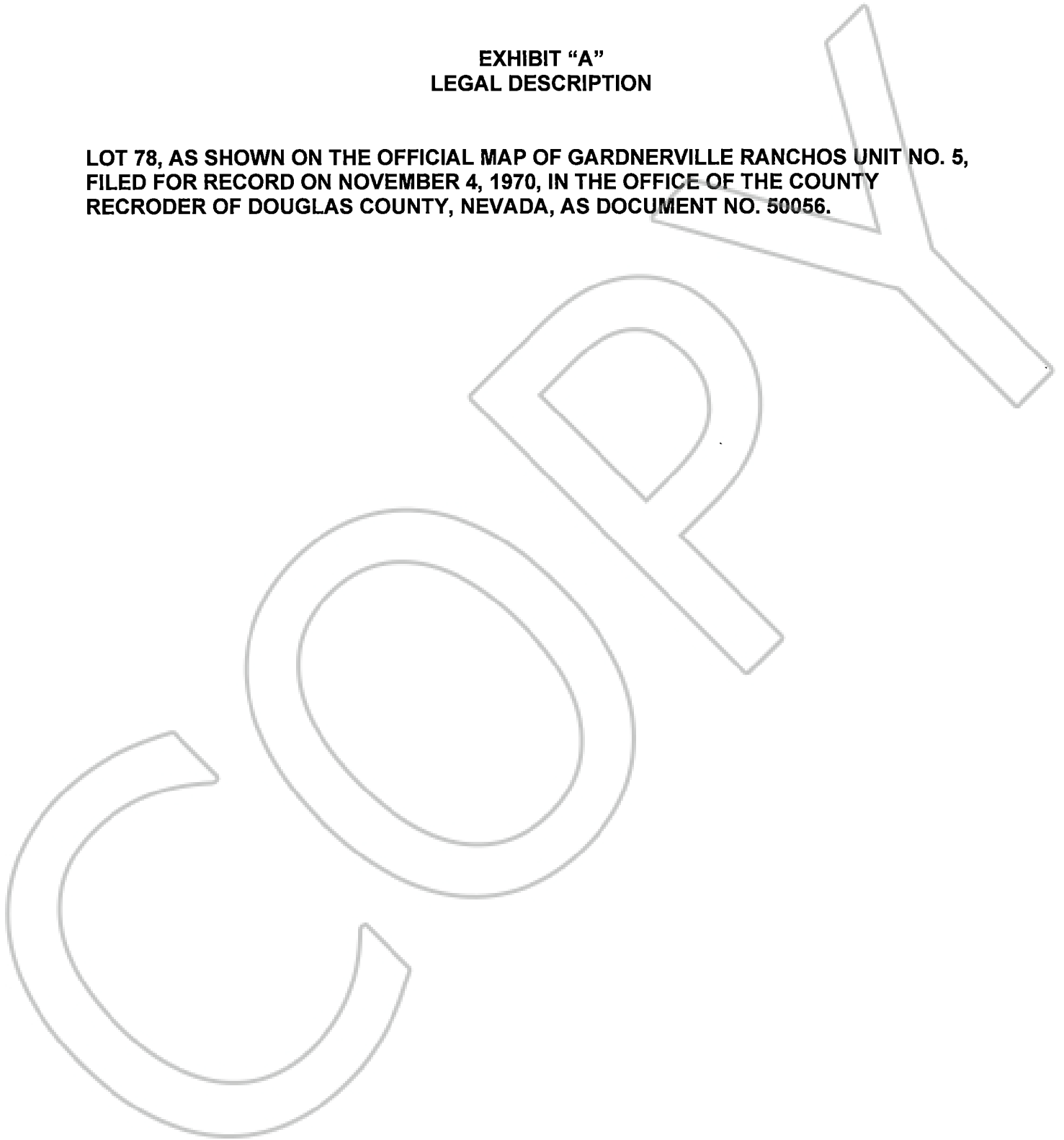
*Michelle Andra Gibbons*  
Notary Public

 MICHELLE ANDRA GIBBONS  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 21-1975-05 - Expires January 4, 2025

APN: 1220-22-110-120

**EXHIBIT "A"  
LEGAL DESCRIPTION**

**LOT 78, AS SHOWN ON THE OFFICIAL MAP OF GARDNERVILLE RANCHOS UNIT NO. 5,  
FILED FOR RECORD ON NOVEMBER 4, 1970, IN THE OFFICE OF THE COUNTY  
RECORDER OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 50056.**



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-22-110-120  
 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: 12-13-22  
 NOTES: Trust ok AB

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 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 John S. Pekar Capacity Grantor

Signature John S. Pekar Capacity Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: John S. Pekar, Suc. TTEE of Pekar Living Trust U/D/T 05/23/2011  
 Address: 1417 James Rd.  
 City: Gardnerville  
 State: Nevada Zip: 89460

Print Name: John S. Pekar  
 Address: 1417 James Rd.  
 City: Gardnerville  
 State: Nevada Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING  
(required if not the seller or buyer)**

Print Name: HERITAGE LAW Escrow # \_\_\_\_\_  
 Address: 1625 Highway 88, Ste. 304  
 City: Minden State: Nevada Zip: 89423