

APN# 1318-23-310-026

Recording Requested by/Mail to:

Name: Wayne & Eva Pihlgren Trust of 1991

Address: 5237 Whitecap Street

City/State/Zip: Oxnard, CA 93035

Mail Tax Statements to:

Name: Wayne & Eva Pihlgren Trust of 1991

Address: 5237 Whitecap Street

City/State/Zip: Oxnard, CA 93035



SHAWNYNE GARREN, RECORDER

E07

Quit Claim Deed

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

FILED FOR RECORD AT REQUEST OF:

APN: 1318-23-310-026

WHEN RECORDED RETURN TO:
The Wayne and Eva Pihlgren 1991 Trust
5237 Whitecap Street
Oxnard, CA 93035

MAIL TAX STATEMENT TO:
The Wayne and Eva Pihlgren 1991 Trust
5237 Whitecap Street
Oxnard, CA 93035

QUIT CLAIM DEED

THE GRANTORS, WAYNE D. PIHLGREN and EVA A. PIHLGREN, husband and wife as community property with right of survivorship, for and in consideration of: \$0.00 conveys and quit claims to the GRANTEES, WAYNE D. PIHLGREN AND EVA A. PIHLGREN, CO-TRUSTEES OF THE WAYNE AND EVA PIHLGREN 1991 TRUST the following described real estate, situated in the County of Douglas, State of Nevada, together with all after acquired title of the grantor(s) therein, described as follows:

Lot 55, Block B, as shown on the Official Amended Map of LAKE VILLAGE, UNIT NO. 1, filed in the office of the County Recorded of Douglas County, State of Nevada, on June 29, 1970, in Book 1 of Maps, as Document No. 48573 and the Second Amended Map to the Amended Map of LAKE VILLAGE, UNIT NO. 1, recorded on December 28, 1971, in Book 95, Page 76, as File No. 56077.

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

DATED: Aug 11, 2023

DATED: Aug 11, 2023

Wayne D. Pihlgren
Wayne D. Pihlgren, Grantor

Eva A. Pihlgren
Eva A. Pihlgren, Grantor

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 1318-23-310-026
- b. _____
- c. _____
- d. _____

2. Type of Property:

- | | |
|------------------------|---------------------|
| a. Vacant Land | b. Single Fam. Res. |
| <u>c. Condo/Twnhse</u> | 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: <u>Verified Trust - GA</u> | |

- | | | |
|---|----|------------------------------|
| 3.a. Total Value/Sales Price of Property | \$ | <u>245,102.00</u> <u>WDP</u> |
| b. Deed in Lieu of Foreclosure Only (value of property(| | _____)) |
| c. Transfer Tax Value: | \$ | <u>1,252.05</u> <u>WDP</u> |
| d. Real Property Transfer Tax Due | \$ | <u>0.00</u> |

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Property is titled in name of owners, as husband and wife as community property w/ right of survivorship and is being transferred to owners' trust without consideration.

5. Partial Interest: Percentage being transferred: _____ %

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 Wayne Pihlgren Capacity: Co-TRUSTEE

Signature Eva A Pihlgren Capacity: Co-Trustee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Wayne and Eva Pihlgren
 Address: 5237 Whitecap Street
 City: Oxnard
 State: CA Zip: 93035

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Wayne and Eva Pihlgren 1991 Trust
 Address: 5237 Whitecap Street
 City: Oxnard
 State: CA Zip: 93035

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: _____
 Address: _____
 City: _____

Escrow # _____
 State: _____ Zip: _____