

DOUGLAS COUNTY, NV

2023-994800

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

03/20/2023 08:12 AM

FERGUSON CASE ORR PATERSON LLP

SHAWNYNE GARREN, RECORDER

E07

Assessor's Parcel Number:

1318-15-110-018

RECORDING REQUESTED BY

Ferguson Case Orr Paterson LLP

And When Recorded, Mail To:

John C. Orr, Esq.
Ferguson Case Orr Paterson LLP
1050 South Kimball Road
Ventura, CA 93004

Mail Tax Statements to:

Thomas E. Laubacher, Jr., et al.
2035 Spyglass Trail West
Oxnard, CA 93036-2760

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The undersigned grantor declares:

TRANSFER TAX IS None. Transfer Tax Exemption per NRS 375.090, Section #7

FOR NO CONSIDERATION,


THOMAS E. LAUBACHER, JR. TRUSTEE OF THE RICHARD LAUBACHER TRUST UA DATED AUGUST 22, 1989, as to an undivided twelve and one-half percent (12.5%) interest in the whole,

hereby remises, releases, and quitclaims to

RICHARD P. LAUBACHER, an unmarried man, all of Grantor's right, title and interest in and to the following described real property in the County of Douglas, State of Nevada

See Exhibit "A" attached hereto and incorporated herein by reference.

Dated: December 22, 2022.


THOMAS E. LAUBACHER, JR., Trustee of the
Richard Laubacher Trust UA dated August 22, 1989

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 VENTURA)

On December 22, 2022, before me, Aleida Munguia, Notary Public, personally appeared THOMAS E. LAUBACHER, JR., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Aleida Munguia* (Seal)

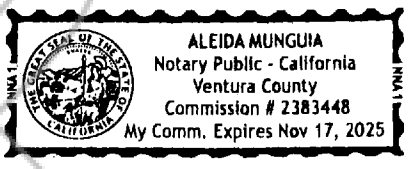


EXHIBIT A

LEGAL DESCRIPTION

A condominium composed of:

Parcel No. 1:

Unit 18, as shown on that certain subdivision map entitled "Official Plat of Pinewild, Marla Bay, Douglas County, Nevada, recorded June 26, 1973 in Book 673, Page 1089 et seq., Official Records in the office of the County Recorder of Douglas County, Nevada.

Parcel No. 2:

The exclusive right to use and possession of those certain patio areas adjacent to said unit designated as "Restricted Common Area" on the subdivision map referred to in Parcel 1 above.

Parcel No. 3:

An undivided 26.2% interest as tenant in common in and to that portion of the real property described on the subdivision map referred to in the description in Parcel 1 above, defined in the Amended Declaration of Covenants, conditions and restrictions of Pinewild, a condominium project, recorded on March 11, 1974 in Book 374, at page 193 et seq., as Limited Common Area and thereby allocated to the unit described in Parcel 1 above, and excepting unto Grantor non-exclusive easements for ingress and egress, utility services, support, encroachments, maintenance and repair over the common areas defined and set forth in said Declaration of Covenants, conditions and restrictions.

Parcel No. 4:

Non-exclusive easements appurtenant to Parcel 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair, over the common areas defined and set forth in the Declaration of covenants, conditions and restrictions of Pinewild, more particularly described in the description of Parcel 3 above.

Commonly known as: 600 Highway 50, Unit 18 and sometimes known as
600 Lake Tahoe Blvd., Unit 18, Zephyr Cove, Nevada 89448

State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument # _____	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>3/20/23 Trust Ok~A.B.</u>	

1. **Assessor Parcel Number(s)**
 a) 1318-15-110-018
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

3. **Total Value/Sales Price of Property:** \$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value per NRS 375.010, Section 2: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption: Transfer from trust without consideration. (Beneficiary of trust attained the age of distribution.)

5. Partial Interest: Percentage being transferred: 12.5 %

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 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 Thomas E. Laubacher, Jr. Capacity TRUSTEE
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Thomas E. Laubacher, Jr., Trustee
 Address: 2035 Spyglass Trail West
 City: Oxnard
 State: CA Zip: 93036-2760

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Richard P. Laubacher
 Address: 8850 Hedge Row Court
 City: N. Richland Hills
 State: TX Zip: 76180

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ferguson Case Orr Paterson, LLP Escrow # _____
 Address: 1050 South Kimball Road
 City: Ventura State: CA Zip: 93004