

APN: 1220-16-510-092

When Recorded, Please Return To:  
Millward Law, Ltd.  
1591 Mono Ave.  
Minden, NV 89423



SHAWNYNE GARREN, RECORDER E07

Mail Future Tax Statements To:  
Lisa Marie Quistgard  
1373 Marlette Circle  
Gardnerville NV 89460

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

**TRUSTEE'S DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Lisa Quistgard, as Trustee of the James G. Watroba 2015 Revocable Trust, dated October 8, 2015, does hereby remise, release, and forever quitclaim and transfer all of the James G. Watroba 2015 Revocable Trust's interest to Lisa Marie Quistgard, a married woman, as her sole and separate property, in the real property commonly known as 1373 Marlette Circle, Gardnerville, NV 89460, APN# 1220-16-510-092, situated in Douglas County, State of Nevada, more precisely described as:

**Lot 345, AS SAID LOT IS SHOWN ON THE OFFICIAL PLAT OF GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 1, 1965, IN BOOK 1 OF MAPS, FILED AS NO. 28309, AND TITLE SHEET AMENDED ON JUNE 4, 1965, AS FILING NO. 28377.**

Pursuant to NRS 111.312, the above legal description previously appeared in Transfer Deed recorded on July 26, 2017, as Document Number 2017-901880.

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.

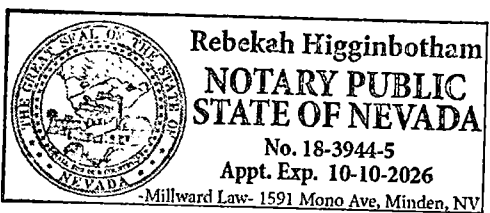
Date: 6/16/23

\_\_\_\_\_  
Lisa Marie Quistgard

STATE OF NEVADA )  
                                  ) ss.  
COUNTY OF DOUGLAS )

This Trustee's Deed was acknowledged before me, a Notary Public, on the 16<sup>th</sup> day of June, 2023, by Lisa Marie Quistgard, who is personally known to me or whose identity was proved to me upon satisfactory evidence.

\_\_\_\_\_  
Notary Public



**State of Nevada  
Declaration of Value**

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument # _____	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <i>Verified Trust</i>	

1. Assessor Parcel Number(s)  
a) 1220-16-510-092  
b) \_\_\_\_\_  
c) \_\_\_\_\_

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                 |
| i) <input type="checkbox"/> Other:       |   |

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-

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7  
b. Explain Reason for Exemption: This is a transfer of title to real property 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 therein. 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: \_\_\_\_\_ Capacity: Attorney

**SELLER (GRANTOR) INFORMATION - REQUIRED**

Name: James G. Watroba 2015 Revocable Trust  
Address: 1373 Marlette Circle  
City, State, ZIP: Gardnerville NV 89460

**BUYER (GRANTEE) INFORMATION - REQUIRED**

Name: Lisa Marie Quistgard  
Address: 1373 Marlette Circle  
City, State, ZIP: Gardnerville, NV 89460

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Millward Law, Ltd. Escrow # \_\_\_\_\_  
Address: 1591 Mono Ave.  
City, State, ZIP: Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)