



SHAWNYNE GARREN, RECORDER

E07

APN: 1420-05-310-005

R.P.T.T.: \$0.00

Exempt: (NRS 375.090, Section 7)

This Document Prepared By:

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After Recording, Return and

Mail Tax Statements To:

The Bruce L. Romani 2002 Revocable Trust
6441 Oak Cove Court
Orangevale, CA 95662

Send Subsequent Tax Bills To:

The Bruce L. Romani 2002 Revocable Trust
6441 Oak Cove Court
Orangevale, CA 95662

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT,

BRUCE ROMANI, an unmarried man,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby CONVEY AND QUITCLAIM to:

BRUCE ROMANI, as Trustee of THE BRUCE L. ROMANI 2002 REVOCABLE TRUST, dated March 7, 2002, and restated on November 29, 2018, the GRANTEE,

Whose mailing address is 6441 Oak Cove Court, Orangevale, California 95662;

All of the following described real estate situated in the County of Douglas, State of NV:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 159, of Valley Knolls Phase 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on December 20th, 2021, as Document No. 2021-978635.

Per NRS 111.312 – The Legal Description appeared previously in Grant, Bargain, and Sale Deed, recorded on 7/28/2023, as Document No. 2023-998981 in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: 400 Radiant Drive, Carson City, Nevada 89705.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

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

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Signed on: August 9, 2023, SACRAMENTO County, State of CA.

Bruce Romani
Bruce Romani

State of California
County of Sacramento

This instrument was acknowledged before me on this Aug. 9, 2023, by BRUCE ROMANI.

(Notary stamp)

J. Cruz
(Signature of notarial officer)



The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

Bruce Romani
Bruce Romani

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 1420-05-310-005
- b. _____
- c. _____
- d. _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: *Revol Trust - R*

2. Type of Property:

- a. Vacant Land
- b. Single Fam. Res.
- c. Condo/Townhouse
- d. 2-4 Plex
- e. Apt. Bldg
- f. Comm'l/Ind'l
- g. Agricultural
- h. Mobile Home
- Other: _____

3. a. Total Value /Sales Price of Property:

- b. Deed in Lieu of Foreclosure Only (value of property) \$ NO SALE
(0.00)
- c. Transfer Tax Value: \$ 0.00
- d. 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: Transfer without consideration to a revocable, inter-vivos trust for the benefit of the grantors.

5 Partial Interest: Percentage being transferred: _____ %

The undersigned declare and acknowledge, 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: *Bruce L Romani* Capacity: Grantor

Signature: *Bruce L Romani* Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Bruce Romani

 Address: 6441 Oak Cove Court
 City: Orangevale
 State CA Zip: 95662

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Bruce L. Romani 2002 Revocable Trust, dated March 7, 2002, restated on November 29, 2018
 Address: Same as Grantor
 City: Same as Grantor
 State: Same as Grantor Zip: Same as Grantor

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

DANIEL GIUDICI
 Flynn Giudici, PLLC
 708 University Way
 Suite 200
 Reno, Nevada 89501

AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED