

DOUGLAS COUNTY, NV

2023-999947

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\$40.00 Pgs=5

08/29/2023 08:18 AM

U.S. DEEDS

SHAWNYNE GARREN, RECORDER

E07

ASSESSOR'S PARCEL NO. 1219-15-002-018

WHEN RECORDED MAIL TO:

ANDREW D. COPANS
WILLKIE FARR & GALLAGHER LLP
2029 CENTURY PARK EAST
34TH FLOOR
LOS ANGELES, CA 90067-2905

MAIL TAX NOTICES TO:

SANDRA L. BURR, TRUSTEE
E. COLE BURR, TRUSTEE
4936 YERBA SANTA DRIVE
SAN DIEGO, CA 92115

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SANDRA L. BURR AND E. COLE BURR, Co-Trustees, under the BURR 2001 COMMUNITY TRUST dated April 2, 2001 (herein, "Grantor"), whose address is 4936 Yerba Santa Drive, San Diego, CA 92115, hereby QUITCLAIMS to (a) SANDRA L. BURR AND E. COLE BURR, CO-TRUSTEES, or any successors in trust, under the NONEXEMPT MARITAL TRUST CREATED UNDER THE EDWARD BURR SEPARATE PROPERTY TRUST dated April 2, 2001 and any amendments thereto, as to an undivided 50% interest in the property described herein, and (b) SANDRA L. BURR, TRUSTEE, or any successors in trust, under the SANDRA BURR SEPARATE PROPERTY TRUST dated April 2, 2001 and any amendments thereto, as to an undivided 50% interest in the property described herein, as tenants in common (together herein, "Grantee"), each of whose address is 4936 Yerba Santa Drive, San Diego, CA 92115, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 229 Five Creek Road, Gardnerville, NV 89460

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.

[Signatures on the following pages]

Dated this 16th day of March, 2023.

GRANTOR:

BURR 2001 COMMUNITY TRUST dated
April 2, 2001

Sandra L. Burr
SANDRA L. BURR, Co-Trustee

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.

ACKNOWLEDGMENT

State of California
County of San Diego)

On 3/10/2023 before me, Kristine Foster, Notary Public
personally appeared Sandra Burr, who
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.

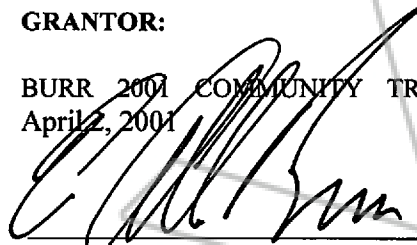
WITNESS my hand and official seal.

Signature *Kristine Foster* (Seal)



GRANTOR:

BURR 2001 COMMUNITY TRUST dated
April 2, 2001



E. COLE BURR, Co-Trustee

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.

ACKNOWLEDGMENT

State of California
County of San Bernardino

On 3/6/23 before me, Michele Zamora, Notary Public
personally appeared Cole Burr, who
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.

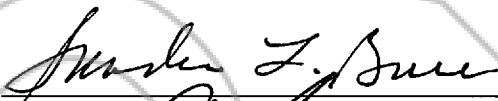
Signature Michele Zamora (Seal)




Affirmation Statement

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

Nonexempt Marital Trust created under the
Edward Burr Separate Property Trust dated
April 2, 2001



SANDRA L. BURR, Co-Trustee



E. COLE BURR, Co-Trustee
Grantee



EXHIBIT A

Lot 16, in Block 2 as set forth on that certain Planned Unit Development 2014-1 of JOB'S PEAK RANCH UNIT 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 13, 1997 in Book 697 at Page 3042 as Document No. 415114, Official Records and by Certificate of Amendment recorded February 5, 1999, in Book 299, at Page 1198, as Document No. 460418, Official Records.

Assessor's Parcel No. 1219-15-002-018

Per NRS 111.312, this legal description was previously recorded as Document No. 0643034, in Book 0405, Page 12227, on April 28, 2005, in the office of the Recorder of Douglas County, Nevada.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1219-15-002-018
 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'l/Ind'l
 g) Agricultural h) Mobile Home
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: Verified Trust - js

3. Total Value/Sales Price of Property \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 0.00
 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 to trust for no consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 [Signature] Capacity GRANTOR

Signature [Signature] Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Burr 2001 Community Trust
 Address: 4936 Yerba Santa Drive
 City: San Diego
 State: CA Zip: 92115

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Noneedupt Marital Trust created under the
 Print Name: Edward Burr Separate Property Trust
 Address: 4936 Yerba Santa Drive Sandra L. Burr &
 City: San Diego E. Cole Burr
 State: CA Zip: 92115 Trees

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

Print Name: U.S. Deeds, P.A. Escrow #: _____
 Address: 423 Lithia Pinecrest Rd.
 City: Brandon State: FL Zip: 33511