



SHAWNYNE GARREN, RECORDER E07

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

COREY, LUZAICH, de GHETALDI  
& RIDDLE LLP  
PO Box 669  
Millbrae, CA 94030

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 25-384-06

**GRANT DEED**

**The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:**

**This is a Trust Transfer for no consideration under NRS 375.090.**

FOR NO CONSIDERATION, **MARIA L. ZAMATTIA**, as Successor Trustee of the **JUAN AND MARIA ITURBURUA 2019 TRUST** under Declaration of Trust dated March 11, 2019, hereby GRANT(S) to **MARIA L. ZAMATTIA**, a married woman as her sole and separate property, that property in the County of Douglas, State of Nevada, commonly known as 1317 Toiyabe Avenue, Gardnerville, more particularly described as follows:

Lot 36, as shown on the map of CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on July 19, 1965, in Book 33, Page 19, Document No. 28834.

APN: 25-384-06

Dated: August 22, 2023

*Maria Zamattia*  
\_\_\_\_\_  
**MARIA L. ZAMATTIA**, as Successor Trustee of the **JUAN AND MARIA ITURBURUA 2019 TRUST** under Declaration of Trust dated March 11, 2019

MAIL TAX STATEMENTS TO: MARIA L. ZAMATTIA, 1310 Claremont Drive, San Bruno, CA 94066

**ACKNOWLEDGMENT**

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.

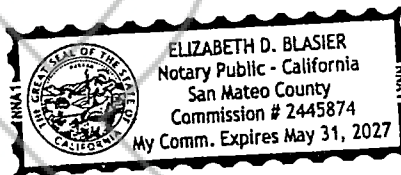
STATE OF CALIFORNIA  
County of San Mateo

On August 22, 2023, before me, Elizabeth D. Blasier, Notary Public, personally appeared **MARIA L. ZAMATTIA**, 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  (Seal)



# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 25-384-06
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**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        |  |                 |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Notes:	<u>Verified Trust - 9</u>

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

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due: \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: Exemption Number 07
- b. Explain Reason for Exemption: \_\_\_\_\_  
Transfer without consideration from a trust.

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 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 \_\_\_\_\_ Capacity Attorney for Grantor

Signature \_\_\_\_\_ Capacity Attorney for Grantee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
**Print Name:** MARIA L. ZAMATTIA, Trustee under the JUAN AND MARIA ITURBURUA 2019 TRUST UTD 3/11/2019  
**Address:** 1310 Claremont Drive  
**City:** San Bruno  
**State:** CA **Zip:** 94066

(REQUIRED)  
**Print Name:** MARIA L. ZAMATTIA  
**Address:** 1310 Claremont Drive  
**City:** San Bruno  
**State:** CA **Zip:** 94066

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

**Print Name:** Corey, Luzaich, de Ghetaldi & Riddle LLP **Escrow #** n/a

**Address:** 700 El Camino Real, P.O. Box 669

**City:** Millbrae **State:** CA **Zip:** 94030