

This document does not contain a social security number.



00181038202410076130040048

SHAWNYNE GARREN, RECORDER

E07

Natalia K. Vander Laan, Esq.

APN: 1220-08-812-053

Recording requested by:)
Anthony and Loretta Zeppieri)
1079 Rocky Terrace Drive)
Gardnerville, NV 89460)

When recorded mail to:)
Anthony and Loretta Zeppieri)
1079 Rocky Terrace Drive)
Gardnerville, NV 89460)

Mail tax statement to:)
Anthony and Loretta Zeppieri)
1079 Rocky Terrace Drive)
Gardnerville, NV 89460)

RPTT: \$0.00 Exempt (7)
Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT:

ANTHONY CARMEN ZEPPIERI, JR., and LORETTA FAYE ZEPPIERI, who took title as Anthony C. Zeppieri, Jr. and Loretta F. Zeppieri, husband and wife as Joint Tenants with right of survivorship,

For NO consideration, do hereby quitclaim, convey, and release unto:

ANTHONY CARMEN ZEPPIERI, JR. and LORETTA FAYE ZEPPIERI, Trustees, or their successors in Trust, under the ANTHONY AND LORETTA ZEPPIERI REVOCABLE LIVING TRUST, dated May 8, 2024, and any amendments thereto.

ALL their interest in that real property situated in the county of Douglas, state of Nevada, more particularly described below, TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Legal Description:

See EXHIBIT "A" attached hereto and made a part hereof.

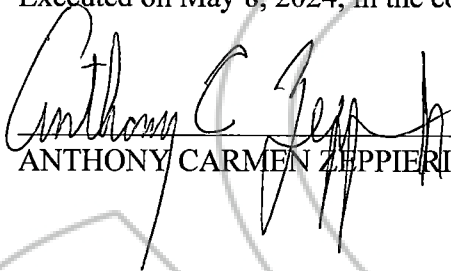
NOTE: The above legal description appeared previously in that certain GRANT, BARGAIN AND SALE DEED recorded in the office of the County Recorder of Douglas County, Nevada, on June 9, 2017, as Document No. 2017-899765 of Official Records.

Subject to:

1. Taxes for the current fiscal year, paid current.
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

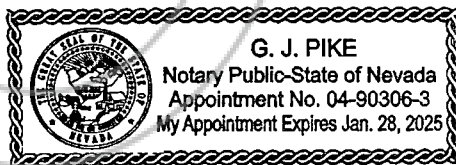
Executed on May 8, 2024, in the county of Douglas, state of Nevada.


 ANTHONY CARMEN ZEPPIERI, JR.


 LORETTA FAYE ZEPPIERI

STATE OF NEVADA)
): ss
 COUNTY OF DOUGLAS)

This instrument was acknowledged before me on this May 8, 2024, by ANTHONY CARMEN ZEPPIERI, JR., and LORETTA FAYE ZEPPIERI.




 NOTARY PUBLIC

EXHIBIT "A"

Lot 85 in Block E, as set forth on the Final Subdivision Map Planned Unit Development, PD 03-011, for ROCKY TERRACE, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 30, 2005, in Book 1105, Page 12654, Document No. 661875.

EXCEPTING THEREFROM those certain water rights as reserved in a Deed, recorded October 21, 2008, as Document No. 731678, Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-08-812-053
 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: <u>5/13/24</u>	
Notes: <u>Trustors</u>	

3. Total Value/Sales Price of Property \$ 0
 Deed in Lieu of Foreclosure Only (value of property) (0)
 Transfer Tax Value: \$ 0
 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: A transfer of title to or from a trust, if the transfer is made 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 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 Anthony C. Zeppieri Capacity Grantor/Grantee
 Signature Loretta S. Zeppieri Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Anthony and Loretta Zeppieri
 Address: 1079 Rocky Terrace Drive
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Anthony and Loretta Zeppieri, Trustees
 Address: 1079 Rocky Terrace Drive
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____