

APN: 1318-23-215-016

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
DROBNY LAW OFFICES, INC./RH
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834



SHAWNYNE GARREN, RECORDER

E07

MAIL TAX STATEMENTS TO:
Crissa J. Nelson, Trustee
13456 Montego Drive
Poway, CA 92064
RPTT: \$0.00

QUITCLAIM DEED

The undersigned grantors declare:

This conveyance transfers the grantors' interest into her revocable living trust."

(X) Transfer to a revocable trust. "**Inter Vivos Gift.**" This is a Trust Transfer under NRS 375.090-7

() Documentary transfer tax is \$-0-; and

FOR NO CONSIDERATION,

CRISSA NELSON, an unmarried woman,

hereby grants to CRISSA J. NELSON, Trustee of THE CRISSA J. NELSON FAMILY TRUST dated May 13, 2024,

all of her right, title, and interest in and to the following described real property in the County of **Douglas**, State of **Nevada**:

LEGAL DESCRIPTION: Lot 56, of LAKE VILLAGE, UNIT 2-A, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 9, 1972, as File No. 61076, Official Records of Douglas County, Nevada.

Commonly described as: 195 Clubhouse Circle, Zepher Cove, NV

DATED: May 13, 2024


CRISSA NELSON

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.

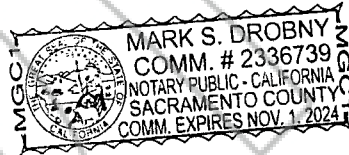
State of California
County of San Diego

On 05/13/2024 before me, Mark S. Drobny, a Notary Public
(insert name and title of the officer)

personally appeared Crissa Nelson,
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. 1318-23-215-016
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: <u>8/22/24</u>	
Notes: <u>Trust OK</u>	

- 3.a. Total Value/Sales Price of Property \$ _____ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 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 07
 b. Explain Reason for Exemption: transfer without consideration to or from a Trust.

5. Partial Interest: Percentage being transferred: _____ %
 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 Crissa J. Nelson Capacity: owner/trustor
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Crissa J. Nelson
 Address: 13456 Montego Drive
 City: Poway
 State: CA Zip: 92064

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: CRISSA J. NELSON, Trustee of THE CRISSA J. NELSON FAMILY TRUST
dated May 13, 2024
 Address: 13456 Montego Drive
 City: Poway
 State: CA Zip: 92064

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

Print Name: Drobny Law Offices
 Address: 4180 Truxel Rd., Ste. 100
 City: Sacramento

Escrow # _____
 State: CA Zip: 95834

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED