

Recording requested by:

RICHARD P. HIDALGO, ESQ.
1556 3rd Street
Los Osos, CA 93402

When recorded, return to:

RICHARD P. HIDALGO, ESQ.
1556 3rd Street
Los Osos, CA 93402

Mail tax statements to:

Eric & Cheryl Fordham
21117 Wardham Ave.
Lakewood, CA 90715



SHAWNYNE GARREN, RECORDER

E07

QUITCLAIM DEED

APN: 1320-35-001-046

This is a transfer is for NO CONSIDERATION to a TRUST per Transfer Tax Exemption NRS 375.090. TRANSFER TAX IS **ZERO**

FOR NO CONSIDERATION, ERIC STEPHEN FORDHAM and CHERYL L. FORDHAM, husband and wife as community property, do hereby REMISE, RELEASE and FOREVER QUITCLAIM to ERIC STEPHEN FORDHAM and CHERYL LYN FORDHAM, as Trustees of the FORDHAM TRUST 03.28.2024, all of their right, title and interest in and to the real property located in the County of Douglas, State of Nevada, commonly known as 1521 Wildflower, Gardnerville, Nevada; and described more particularly as:

Lot 2, in Block F, as shown on the Official Map of WILDFLOWER RIDGE UNIT 5, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 19, 1990, in Book 1290, Page 2543, Document No. 241310, Official Records.

NOTE: Quitclaimor, Cheryl L. Fordham, is the same person as Trustee, Cheryl Lyn Fordham. This conveyance is to a revocable trust for no consideration, and does not constitute a change in ownership or subject the property to reassessment.

Dated: June 7, 2024

ERIC STEPHEN FORDHAM

CHERYL L. FORDHAM

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.

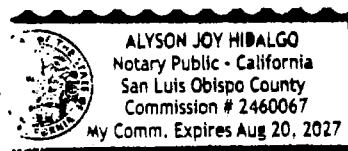
State of California
County of San Luis Obispo)

On 06/07/2024 before me, Alyson Joy Hidalgo, Notary Public, personally appeared, **ERIC STEPHEN FORDHAM AND CHERYL L. FORDHAM**, 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 FORM**

1. Assessor Parcel Number(s)
 a. 1320-35-001-046
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | | | |
|--|--------------|-----------------------------|------------------|
| a. <input checked="" type="checkbox"/> | Vacant Land | b. <input 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 |
| <input type="checkbox"/> | Other _____ | | |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust</u>	

3. a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: transfer without consideration to estate planning trust.

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 Attorney

Signature _____ Capacity Owner

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: ERIC STEPHEN FORDHAM and CHE
 Address: 21117 Wardham Ave.
 City: Lakewood
 State: CA Zip: 90715

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: FORDHAM TRUST 03.28.2024
 Address: 21117 Wardham Ave.
 City: Lakewood
 State: CA Zip: 90715

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

Print Name: Richard P. Hidalgo, Esq. Escrow #: _____
 Address: 1556 3rd St.
 City: Los Osos State: CA Zip: 93402