

This document does not contain a social security number.



SHAWNYNE GARREN, RECORDER

E03

Natalia K. Vander Laan, Esq.

APN: 1420-33-810-062

Recording requested by:)
Vander Laan Law Firm LLC)
1618-B US Hwy 395 N)
Minden, NV 89423)

When recorded mail to:)
Greg Lawson)
5452 Marion Ave)
Cypress, CA 90630)

Mail tax statement to:)
Greg Lawson, Trustee)
5452 Marion Ave)
Cypress, CA 90630)

RPTT: \$0.00 Exempt (3)
Exempt (3): A transfer of title recognizing true status of ownership; made without consideration
- PER COURT ORDER.

TRANSFER DEED

THIS INDENTURE WITNESSETH THAT:

GREGORY PAUL LAWSON, as Petitioner granted full authority to execute any documentation necessary for administering the affairs of the Estate of JEF LYNN LAWSON (who held title as JEF LAWSON), the deceased,

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

GREGORY PAUL LAWSON, as the Trustee of the LAWSON FAMILY TRUST, dated March 25, 2011,

ALL JEF LYNN LAWSON's interest in that real property situated in the county of Douglas, state of Nevada, more particularly described below, together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Legal Description:

Lot 11 of IDLE ACRES subdivision as shown on the Official map thereof, filed in the Office of the County Recorder of Douglas County Nevada, on April 5, 1960 in Book 1, of maps, Document No. 15812.

Pursuant to the Order Assigning and Setting Aside Decedent's Estate Without Administration, dated July 29, 2024, rendered by the Ninth Judicial District Court Of The State of Nevada, In And For The County of Douglas (Case No: 2024-PB-00078; Department II), a certified copy of said Order having been recorded on August 20, 2024, in the Office of the County Recorder of Douglas County, State of Nevada, as Document No. 2024-1011120 of Official Records, and reference is hereby made to said Order and record thereof, and this Transfer Deed is given pursuant to said Order.

NOTE: The above metes and bounds description appeared previously in that certain Quitclaim Deed recorded in the office of the County Recorder of Douglas County, Nevada, on December 8, 2003, as Document No. 0598956 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 this 11 day of August, 2024, in the county of Orange, state of California.


GREGORY PAUL LAWSON

On behalf of the Estate of JEF LYNN LAWSON (who held title as JEF LAWSON), the deceased

///
///
///
///
///
///
///

STATE OF CALIFORNIA)
): ss
COUNTY OF ORANGE)

Signed and sworn to (or affirmed) before me on this ____ day of August, 2024, by GREGORY PAUL LAWSON.

NOTARY PUBLIC

see attached

COPY

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1

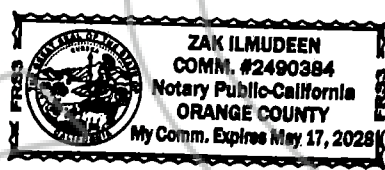
Signature of Document Signer No. 2 (if any)

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 Orange

Subscribed and sworn to (or affirmed) before me
 on this 11th day of August, 2024,
 by Gregory Paul Lawson
 Date Month Year

(1) _____
 (and ~~(2)~~) _____),
 Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.

Signature *[Handwritten Signature]*
 Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
 Title or Type of Document: Transfer Deed Document Date: 8/11/2024
 Number of Pages: 3 Signer(s) Other Than Named Above: N/A

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-33-810-062
 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
 i) Other _____

| FOR RECORDERS OPTIONAL USE ONLY | |
|---------------------------------|------------|
| BOOK _____ | PAGE _____ |
| DATE OF RECORDING: _____ | |
| NOTES: _____ | |

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 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 # 3
 b. Explain Reason for Exemption: A transfer of title recognizing true status of ownership, made w/o consideration-per court order

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 Greg Lawson Capacity Grantor/Grantee

Signature Greg Lawson Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Greg Lawson
 Address: 5452 Marion Ave
 City: Cypress
 State: CA Zip: 90630

Print Name: Greg Lawson, Trustee
 Address: 5452 Marion Ave
 City: Cypress
 State: CA Zip: 90630

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Vander Laan Law Firm LLC Escrow # _____
 Address: 1618-B US HWY 395 N
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)