

RECORDING REQUESTED BY

AND WHEN RECORDED, MAIL TO:
Colleen E. McAvoy, Esq.
McGlashan & Sarrail
Professional Corporation
177 Bovet Road, Sixth Floor
San Mateo, California 94402



KAREN ELLISON, RECORDER

E07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

APN: 1318-410-009

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
Documentary transfer tax is \$0.

- Computed on full value of property conveyed, or
- Computed on full value less value of liens and encumbrances remaining at time of sale.
- Unincorporated area: ~~City of~~ Town of Zephyr, and

FOR NO CONSIDERATION, receipt of which is hereby acknowledged, Mahleon Robert Oyster and Anthonette Oyster, trustees of the Oyster Family Trust dated February 14, 1983

hereby GRANT(s) to A.E. Oyster

a 50% interest in the following described real property in the County of Douglas, State of Nevada:

Legal description attached hereto as Exhibit A.

More commonly known as: 420 Elks Avenue, Zephyr Cove, Nevada

Dated: Dec. 4, 2014

MAHLEON ROBERT OYSTER, trustee

ANTHONETTE OYSTER, trustee

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN MATEO)

On Dec. 4, 2014, before me, Colleen E. McAvoy, Notary Public, personally appeared MAHLEON ROBERT OYSTER and ANTHONETTE OYSTER, 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 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 Colleen E. McAvoy (Seal)

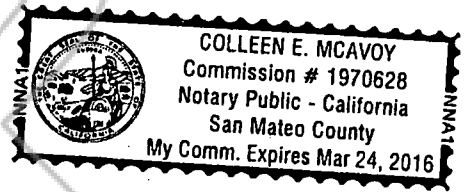


EXHIBIT A
Legal Description

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lots 9, 10 and 11, as shown on the official map of THE ELKS SUBDIVISION, filed for record on May 5, 1927 and as shown on Amended Plat of THE ELKS SUBDIVISION, filed for record on January 5, 1928, and as shown on Second Amended Plat of THE ELKS SUBDIVISION, filed for record on June 5, 1952, in Book 1 of Maps, Document No. 8537, all filed for record in the Office of the County Recorder of Douglas County, State of Nevada.

More commonly known as 420 Elks Avenue, Zephyr Cove, Nevada

APN: 05-250-06

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1318-410-009
b) 1318-15-410-009
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: <u>A trust on</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 # 7
b. Explain Reason for Exemption: Transfer out of trust without consideration

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 A. E. Oyster Capacity trustee

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
A.E. Oyster, trustee

Print Name: _____
Address: 3500 Tripp Road
City: Woodside
State: CA Zip: 94062

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
A.E. Oyster

Print Name: _____
Address: 3500 Tripp Road
City: Woodside
State: CA Zip: 94062

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

Print Name: McGlashan & Sarraill Escrow # _____
Address: 177 Bivert Rd 6th Floor
City: San Mateo State: CA Zip: 94402

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