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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. Conveyance transferring grantor's interest into a Trust and not pursuant to sale.

- 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, M.R. Oyster
/aka Catherine E. Oyster
hereby GRANT(s) to Catherine Oyster Lopez, trustee of the Catherine Oyster Lopez Qualified Personal Residence Trust - ONE, dated December 4, 2014

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: 12/4/14

M.R. OYSTER

ACKNOWLEDGMENT

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

On Dec. 4, 2014, before me, Colleen E. McAvoy, Notary Public, personally appeared M.R. 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)

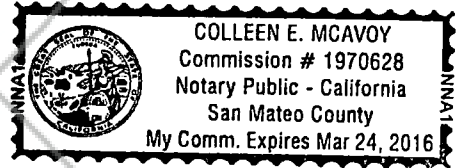


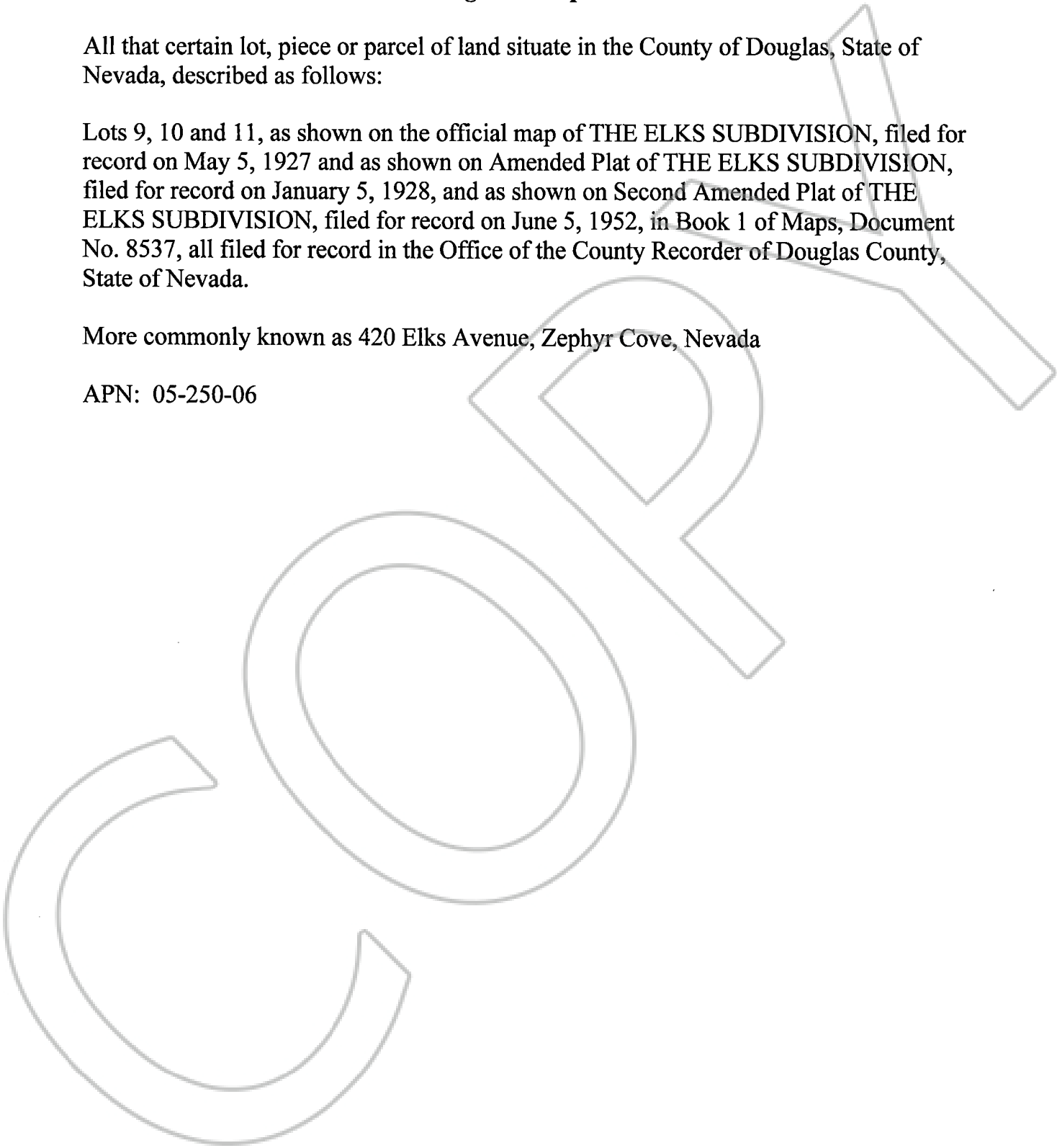
EXHIBIT A
Legal Description

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>OK - must OK</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 # 5 # 7
 b. Explain Reason for Exemption: ~~Transfer to child~~
Transfer to 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 [Handwritten Signature] Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 M.R. Oyster

Print Name: _____
 Address: 3500 Tripp Road
 City: Redwood City
 State: CA Zip: 94063

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Catherine Oyster Lopez (aka Catherine Elaine Oyster), trustee

Print Name: _____
 Address: 2000 Broadway Street
 City: Redwood City
 State: CA Zip: 94063

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

Print Name: McBlashan & Sarraill Escrow # _____
 Address: 177 Baret Rd 10th Floor
 City: San Mateo State: CA Zip: 94402

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