

✓ A+ Paralegals, Inc
411 W Third St. Ste 1
Carson City, NV 89703

THE UNDERSIGNED HEREBY AFFIRMS THAT
THIS DOCUMENT DOES NOT CONTAIN A
SOCIAL SECURITY NUMBER PER NRS 239B.030.
APN: 1220-03-210-034

Recording Requested by:
Grantors, David E. Nelson & Jeanne M. Shizuru

When Recorded Mail Document and tax statements to:
David E. Nelson and Jeanne M. Shizuru
P.O. Box 723
Gardnerville, NV 89410

DOUGLAS COUNTY, NV 2015-856242
Rec:\$16.00
Total:\$16.00 01/29/2015 03:52 PM
A+ PARALEGALS INC Pgs=4



KAREN ELLISON, RECORDER E07

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUIT CLAIM DEED

David E. Nelson and Jeanne M. Shizuru, for valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim all right, title and interest to the NELSON-SHIZURU REVOCABLE LIVING TRUST, DAVID E. NELSON and JEANNE M. SHIZURU as Trustees, the following described real property situated in Douglas County, State of Nevada, bounded and described as:

See Exhibit "A" attached hereto

Which has the address of: 1432 Sugar Maple Avenue.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

WITNESS my hand this 20th day of January, 2015

David E. Nelson
David E. Nelson as Grantor of the
Nelson-Shizuru Revocable Living Trust

David E. Nelson
David E. Nelson as Trustee of the
Nelson-Shizuru Revocable Living Trust

Jeanne M. Shizuru
Jeanne M. Shizuru as Grantor of the
Nelson-Shizuru Revocable Living Trust

Jeanne M. Shizuru
Jeanne M. Shizuru as Trustee of the
Nelson-Shizuru Revocable Living Trust

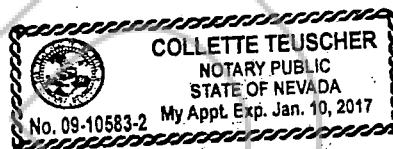
-A LOOSE CERTIFICATE ATTACHED-

STATE OF NEVADA)
CARSON CITY)

On this 20th day of January, 2015 before me, a Notary Public, personally appeared David E. Nelson and Jeanne M. Shizuru personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Collette Teuscher
Notary Public



THIS ACKNOWLEDGMENT IS ATTACHED TO A QUIT CLAIM DEED
DATED January 20, 2015

EXHIBIT "A"

Being a portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 12 North, Range 20 East further described as follows:

Lot 62, Block K, as set forth on Final Subdivision Map LDA 01-047, Planned Unit Development for Arbor Gardens, Phase 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada on October 18, 2002, Book 1002, Page 8115, as Document No. 555262, and by Certificate of Amendment recorded February 20, 2003, in Book 0203, at Page 7818, as Document No. 567590.

APN: 1220-03-210-034



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-03-210-034
 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____
	<u>tr- trust or</u>

3. Total Value/Sales Price of Property: \$ 189,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a Certificate of trust is presented at the time of transfer

5. Partial Interest: Percentage being transferred: 100 %

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 David Nelson Capacity grantor-trustee
 Signature Jeanne M Shizuru Capacity grantor-trustee

Prepared by: Collette Teuscher, 312 W. Fourth Street, Carson City, NV 89703, 725-830-7998 Reg. #NVDP2014334

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: David Nelson & Jeanne Shizuru
 Address: P.O. Box 723
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: David Nelson & Jeanne Shizuru -Trstees
 Address: P.O. Box 723
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: A+ Paralegals, Inc.
 Address: 411 W. Fourth Street, Suite 1
 City: Carson City State: NV

Escrow # _____
 Zip: 89703