

DOUGLAS COUNTY, NV

2015-857480

RPTT:\$0.00 Rec:\$19.00

\$19.00 Pgs=6

02/26/2015 01:07 PM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

**ASSESSOR'S PARCEL NO. 1418-03-811-009**

**WHEN RECORDED MAIL TO:**

CANDICE ELZEY  
HOPKINS & CARLEY, A LAW CORP.  
P.O. BOX 1469  
SAN JOSE, CA 95109-1469

**MAIL TAX NOTICES TO:**

FRANCIS JOSEPH CROSSON  
SHARON LEE LEVINE  
1491 HAMILTON AVENUE  
PALO ALTO, CA 94301

## QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, FRANCIS J. CROSSON, JR. AND SHARON L. LEVINE, Trustees, under the CROSSON FAMILY REVOCABLE TRUST AGREEMENT dated March 30, 1995 (herein, "Grantor"), whose address is 1491 Hamilton Avenue, Palo Alto, CA 94301, hereby QUITCLAIMS to FRANCIS JOSEPH CROSSON, a married man, as his sole and separate property as to a Twenty-five Percent (25%) interest, and SHARON LEE LEVINE, a married woman, as her sole and separate property as to a Twenty-five Percent (25%) interest, as tenants in common (herein, "Grantee"), whose address is 1491 Hamilton Avenue, Palo Alto, CA 94301, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2192 Slaughter House Creek Road, Glenbrook, NV

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated this 18<sup>th</sup> day of February, 2015.

GRANTOR:

CROSSON FAMILY REVOCABLE TRUST AGREEMENT dated March 30, 1995

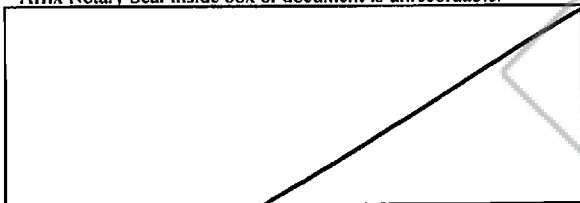
*Francis J. Crosson, Jr.*

FRANCIS J. CROSSON, JR., Trustee

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, by FRANCIS J. CROSSON, JR., Trustee, under the CROSSON FAMILY REVOCABLE TRUST AGREEMENT dated March 30, 1995.

Affix Notary Seal inside box or document is unrecordable.



NOTARY PUBLIC

*See attached Acknowledgment*

GRANTOR:

CROSSON FAMILY REVOCABLE TRUST AGREEMENT dated March 30, 1995

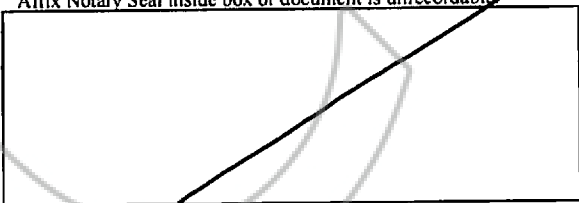
*Sharon L. Levine*

SHARON L. LEVINE, Trustee

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, by SHARON L. LEVINE, Trustee, under the CROSSON FAMILY REVOCABLE TRUST AGREEMENT dated March 30, 1995.

Affix Notary Seal inside box or document is unrecordable.



NOTARY PUBLIC

*See attached Acknowledgment*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Santa Clara )

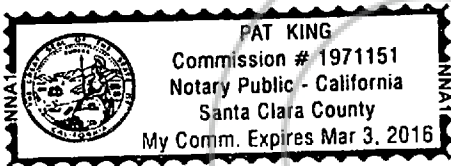
On February 18, 2015 before me, Pat King, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Francis J. Crosson, Jr., Trustee  
Name(s) of Signer(s)

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 Pat King  
Signature of Notary Public

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: Quitclaim Deed Document Date: February 18, 2015  
Number of Pages: 4 Signer(s) Other Than Named Above: Sharon L. Levine

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

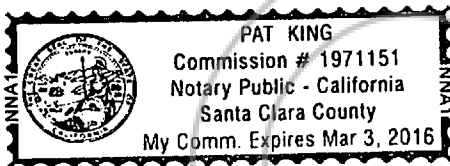
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Santa Clara )  
On February 18, 2015 before me, Pat King, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Sharon L. Levine, Trustee  
Name(s) of Signer(s)

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 Pat King  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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**Description of Attached Document**

Title or Type of Document: Quitclaim Deed Document Date: February 18, 2015  
Number of Pages: 4 Signer(s) Other Than Named Above: Francis J. Crosson, Jr.

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
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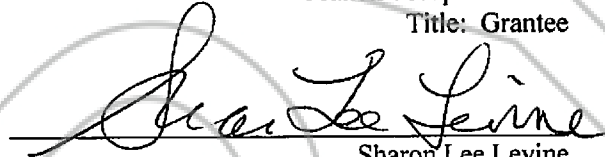
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**Affirmation Statement**

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.



Francis Joseph Crosson  
Title: Grantee



Sharon Lee Levine  
Title: Grantee

COPY

**EXHIBIT A**

The real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 51, in Block E, as shown on the map of GLENBROOK UNIT NO. 3B, filed in the Office of the Recorder of Douglas County, Nevada, on June 13, 1980 as File No. 45299.

Per NRS 111.312, this legal description was previously recorded as Document No. 468754, in Book 599, Page 4943, on May 25, 1999, in the office of the Recorder of Douglas County, Nevada.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1418-03-811-009  
 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  
 Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: pk saw trust

3. Total Value/Sales Price of Property \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 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 7  
 b. Explain Reason for Exemption: Transfer from trust for no consideration

5. Partial Interest: Percentage being transferred: 50.00 %

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 GRANTOR  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Crosson Family Revocable Trust Agreement  
 Address: 1491 Hamilton Avenue  
 City: Palo Alto  
 State: CA Zip: 94301

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Francis Joseph Crosson  
 Address: 1491 Hamilton Avenue  
 City: Palo Alto  
 State: CA Zip: 94301

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

Print Name: U.S. Deeds Escrow #: N/A  
 Address: 213 Brentshire Drive  
 City: Brandon State: FL Zip: 33511