

APN: 1418-15-511-011

When Recorded Return to and
Mail Tax Statements to:

Ed Pramuk, et al
Shop E, G/F Po Hing Court
10-18 Po Hing Gong, Sheung Wan
Hong Kong 110143870.



KAREN ELLISON, RECORDER

E04

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The undersigned grantors declare:

Documentary transfer tax is \$ 0

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Gianfranco Bigazzi, a married man, does hereby GRANT, BARGAIN, SELL and CONVEY to Ed Pramuk and Phyllis Hsia, husband and wife, as joint tenants, all of his right, title and interest in that real property situated in the County of Douglas, State of Nevada, specifically described as follows:

Lot 18, as shown on the map of UPPAWAY, filed in the office of the County Recorder of Douglas County, Nevada, on May 21, 1975, in Book 576, Page 917, as Document No. 00394 and as amended April 22, 1993, in Book 493 of Official Records at page 4159, as Document No. 305301.

Dated: Feb 6, 2015

Gianfranco Bigazzi
Gianfranco Bigazzi

Consulate General of the United States of America at Hong Kong } SS:
State of _____)
County of _____) SS

On FEB - 6 2015, 2014, before me, Paul Colombini, personally appeared Gianfranco Bigazzi, 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 signatures on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Paul Colombini*

Paul Colombini
U.S. Vice Consul

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1418-15-511-011
 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: \$ 1,195,000.00
 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 # 4
 b. Explain Reason for Exemption: Transfer of title without consideration from one joint tenant or tenant in common to remaining joint tenants

5. Partial Interest: Percentage being transferred: 31 %

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 _____ Capacity _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: GIANFRANCO BIGAZZI
 Address: 14A VERDANT COURT
 City: HONG KONG
 State: CHINA Zip: 0000

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: ED PRAMUK PHYLLIS HSIA
 Address: 18 KELLY CIRCL
 City: GLENBROOK
 State: NV Zip: 89413

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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