

DOUGLAS COUNTY, NV

2015-869424

RPTT:\$0.00 Rec:\$19.00

\$19.00 Pgs=6

09/10/2015 01:05 PM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

ASSESSOR'S PARCEL NO. 07-130-19

WHEN RECORDED MAIL TO:

DEBRA PION
GENEVIEVE CHESNUT, INC.
4121 HERMOSA WAY
SAN DIEGO, CA 92103

MAIL TAX NOTICES TO:

JAMES P. SYREN, JR., TRUSTEE
SALLY L. SYREN, TRUSTEE
6131 TRAVERS WAY
SAN DIEGO, CA 92122

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JAMES P. SYREN, JR. and SALLY LAWRENCE SYREN, husband and wife, as joint tenants (herein, "Grantor"), whose address is 6131 Travers Way, San Diego, CA 92122, hereby QUITCLAIMS to JAMES P. SYREN, JR. AND SALLY L. SYREN, Trustees, or any successors in trust, under the SYREN FAMILY TRUST dated August 18, 2015 and any amendments thereto (herein, "Grantee"), whose address is 6131 Travers Way, San Diego, CA 92122, 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: 133 Deer Run Court, Stateline, NV 89449

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 31 day of AUGUST, 2015.

GRANTOR:

James P. Syren, Jr.
JAMES P. SYREN, JR.

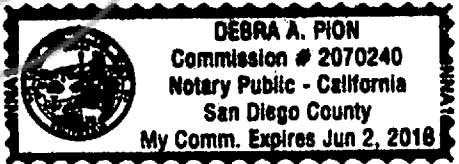
“A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document”

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

On 8-31-2015, before me, Debra A. Pion, a Notary Public, personally appeared James P. Syren, Jr., 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]
Notary Public



GRANTOR:

Sally Lawrence Syren
SALLY LAWRENCE SYREN

"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)

) ss.
COUNTY OF SAN DIEGO)

On 8-31-2015, before me, Debra A. Pion, a Notary Public, personally appeared Sally Lawrence Syren, 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.

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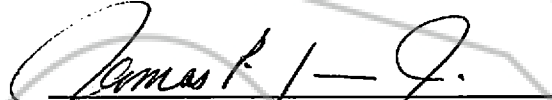
[Signature]
Notary Public



Affirmation Statement

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

Syren Family Trust dated August 18, 2015



JAMES P. SYREN, JR., Trustee



SALLY L. SYREN, Trustee
Grantee



EXHIBIT A

AN UNDIVIDED ONE-THREE THOUSAND TWO HUNDRED AND THIRTEENTH (1/3213) INTEREST AS A TENANT-IN-COMMON IN THE FOLLOWING DESCRIBED REAL PROPERTY (THE REAL PROPERTY):

A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, MDB&M, DESCRIBED AS FOLLOWS: PARCEL 3, AS SHOWN ON THAT AMENDED PARCEL MAP FOR JOHN E. MICHELSEN AND WALTER COX RECORDED FEBRUARY 3, 1981, IN BOOK 281 OF OFFICIAL RECORDS AT PAGE 172, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 53178, SAID MAP BEING AN AMENDED MAP OF PARCELS 3 AND 4 AS SHOWN ON THAT CERTAIN MAP FOR JOHN E. MICHELSEN AND WALTER COX, RECORDED FEBRUARY 10, 1978, IN BOOK 278 OF OFFICIAL RECORDS AT PAGE 591, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 17578.

EXCEPTING FROM THE REAL PROPERTY THE EXCLUSIVE RIGHT TO USE AND OCCUPY ALL OF THE DWELLING UNITS AS DEFINED IN THE "DECLARATION OF TIMESHARE USE" AS AMENDED.

ALSO EXCEPTING FROM THE REAL PROPERTY AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL THOSE CERTAIN EASEMENTS REFERRED TO IN PARAGRAPHS 2.5, 2.6, AND 2.7 OF SAID DECLARATION OF TIMESHARE USE AND AMENDMENTS THERETO TOGETHER WITH THE RIGHT TO GRANT SAID EASEMENTS TO OTHERS.

TOGETHER WITH THE EXCLUSIVE RIGHT TO USE AND OCCUPY A "UNIT" AS DEFINED IN THE DECLARATION OF TIMESHARE USE RECORDED FEBRUARY 16, 1983, IN BOOK 283 AT PAGE 1341, AS DOCUMENT NO. 76233 OF OFFICIAL RECORDS OF THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED APRIL 20, 1983 IN BOOK 483 AT PAGE 1021, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 78917, SECOND AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED JULY 20, 1983 IN BOOK 783 OF OFFICIAL RECORDS AT PAGE 1688, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 84425, THIRD AMENDMENT TO DECLARATION TIMESHARE USE RECORDED OCTOBER 14, 1983 IN BOOK 1083 AT PAGE 2572, DOCUMENT NO. 89535 AND FOURTH AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED AUGUST 31, 1987 IN BOOK 887 AT PAGE 3987, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, DOCUMENT NO. 161309, FIFTH AMENDMENT DECLARATION OF TIMESHARE USE RECORDED NOVEMBER 30, 1987 IN BOOK 1187, OF OFFICIAL RECORDS AT PAGE 3946 DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 159336 AND SIXTH AMENDMENT DECLARATION OF TIMESHARE USE RECORDED MARCH 25, 1996 IN BOOK 396, OF OFFICIAL RECORDS AT PAGE 3827 DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 383937 ("DECLARATION"), DURING A "USE PERIOD", WITHIN THE HIGH SEASON WITHIN THE "OWNER'S USE YEAR", AS DEFINED IN THE DECLARATION, TOGETHER WITH A NONEXCLUSIVE RIGHT TO USE THE COMMON AREAS AS DEFINED IN THE DECLARATION. THE EFFECT OF THAT CERTAIN DOCUMENT ENTITLED, "SECOND AMENDMENT TO THE BY-LAWS OF KINGSBURY CROSSING OWNERS' ASSOCIATION", RECORDED MARCH 25, 1996 IN BOOK 396, PAGE 3817, OF OFFICIAL RECORDS AND "THIRD AMENDMENT TO THE BY-LAWS OF KINGSBURY CROSSING OWNERS' ASSOCIATION", RECORDED MARCH 25, 1996 IN BOOK 396, PAGE 3822 OF OFFICIAL RECORDS.

SUBJECT TO ALL COVENANTS, CONDITIONS, EASEMENTS, RIGHT-OF-WAY OF RECORD.

APN 07-130-19

Per NRS 111.312, this legal description was previously recorded as Document No. 0409980, in Book 497, Page 723, on April 4, 1997, 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) 07-130-19
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 Timeshare

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: Trust OK - JS

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:**
Transfer Tax Exemption per NRS 375.090, Section 7
Explain Reason for Exemption: Transfer to trust for no consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 James P. Syren, Jr. Capacity GRANTEE

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: James P. Syren, Jr.
Address: 6131 Travers Way
City: San Diego
State: CA Zip: 92122

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Syren Family Trust Dated
Address: 6131 Travers Way
City: San Diego
State: CA Zip: 92122

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

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

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

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a) 07-130-19
b) _____
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2. Type of Property:
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Signature James P. Syren, Jr. Capacity GRANTOR

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: James P. Syren, Jr.
Address: 6131 Travers Way
City: San Diego
State: CA Zip: 92122

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Syren Family Trust
Address: 6131 Travers Way
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State: CA Zip: 92122

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

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