

After Recording Return & Mail Tax
Statements to:
Saiid Shahabi
Mahnaz Shahabi
14307 Old Wood Road
Saratoga, CA 95070



KAREN ELLISON, RECORDER

E07

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QUITCLAIM DEED

The undersigned grantor declares, under penalty of perjury that the following is true and correct.

Documentary Transfer Tax \$00.00

without consideration NRS 375.090 (trust)
-- computed on full value (Grantor's signature)
-- computed on full value less liens and encumbrances

For good and valuable consideration, the receipt and adequacy of which are acknowledged, Saiid Shahabi and Mahnaz Shahabi, husband and wife as community property with rights of survivorship ("Grantors") does hereby remise, release, and forever quitclaim to Saiid Shahabi and Mahnaz Shahabi, as trustees or successor trustee of the Shahabi Family Trust, as set forth in that declaration of trust dated October 5, 2015, as community property ("Grantee") all right, title, and interest Grantors have in the real property and improvements thereon located in Douglas County, of the State of Nevada, and more particularly described as follows:

Parcel 1:

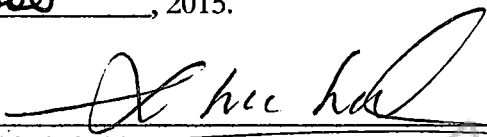
UNIT 29, AS SET FORTH ON THE CONDOMINIUM MAP OF THE LOT 51, AMENDED MAP OF TAHOE VILLAGE UNIT NO. 1, FILED FOR RECORD MAY 25, 1982, AS DOCUMENT NO. 68043, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

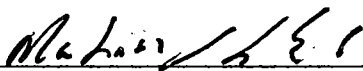
Parcel 2:

TOGETHER WITH AN UNDIVIDED 1/30TH INTEREST IN AND TO THOSE PORTIONS DESIGNATED AS COMMON AREAS AS SET FORTH ON THE CONDOMINIUM MAP OF LOT 51, AMENDED MAP OF TAHOE VILLAGE UNIT NO.1, FILED FOR RECORD MAY 25, 1982, AS DOCUMENT NO. 68043, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

Commonly known as: 313 Tramway Drive
APN: 1319-30-520-031

Executed as of the 5th day of October, 2015.


Said Shahabi


Mahnaz Shahabi

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

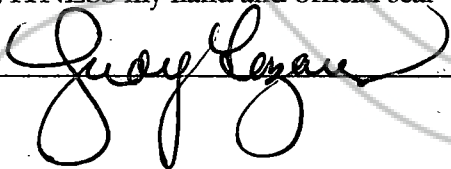
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT, TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

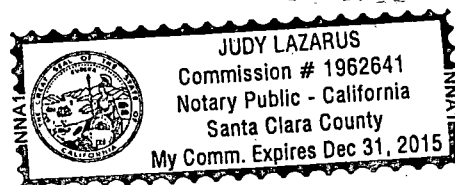
STATE OF CALIFORNIA
SANTA CLARA COUNTY/

On Judy Lazarus, 2015, before me, Judy Lazarus, a Notary Public, personally appeared Said Shahabi & Mahnaz Shahabi, who 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 capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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





STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: W. Trust OK.

1. Assessor Parcel Number (s)
 (a) 1319-30-520-031
 (b) _____
 (c) _____
 (d) _____

2. Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam Res.
c) <input checked="" type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other	

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: #7

b. Explain Reason for Exemption: transfer to a trust for benefit of current owners that are owners & current trustees/trustees. 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 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 attorney

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Saïid Shehabi & Mahnaz Shehabi

Address: 14307 Old Wood Rd

City: Saratoga

State: CA Zip: 95070

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Shahab: Family Trust dtd 10/5/15

Address: 14307 Old Wood Rd

City: Saratoga

State: CA Zip: 95070

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____