

DOUGLAS COUNTY, NV

2015-872963

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

11/19/2015 08:10 AM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

**ASSESSOR'S PARCEL NO. 1318-15-311-017,
1320-33-310-007,
1220-21-610-104 &
1220-21-810-221**

WHEN RECORDED MAIL TO:

DANI HANSEN
OBENAUF LAW GROUP
85 NORTH CHURCH STREET
SECOND FLOOR
WAILUKU, MAUI, HI 96793

MAIL TAX NOTICES TO:

DURAN HASTING MATTHEWS II,
TRUSTEE
MARY SUE MATTHEWS, TRUSTEE
576 PAPAU HIKINA PLACE
KIHEI, HI 96753

WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DURAN H. MATTHEWS, also known as DURAN H. MATTHEWS, II and MARY SUE MATTHEWS, husband and wife, as joint tenants (herein, "Grantor"), whose address is 576 Papau Hikina Place, Kihei, HI 96753, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to DURAN HASTING MATTHEWS II AND MARY SUE MATTHEWS, Trustees, or any successors in trust, under the DURAN AND MARY SUE MATTHEWS LIVING TRUST dated November 5, 2015 and any amendments thereto (herein, "Grantee"), whose address is 576 Papau Hikina Place, Kihei, HI 96753, 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.

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.

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against all lawful claims whatsoever.

Dated this 5th day of November, 2015.

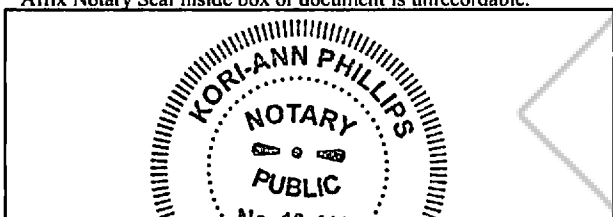
GRANTOR:

Duran H. Matthews
DURAN H. MATTHEWS, also known as
DURAN H. MATTHEWS, II

STATE OF Hawaii
COUNTY OF Maui

This instrument was acknowledged before me on November 9, 2015, by DURAN H. MATTHEWS, also known as DURAN H. MATTHEWS, II.

Affix Notary Seal inside box or document is unrecordable.



Doc. Date: 11/5/15 # Pages: 4
Kori-Ann Phillips, Notary Public, 2nd Circuit
Doc. Description: Deed to Trust

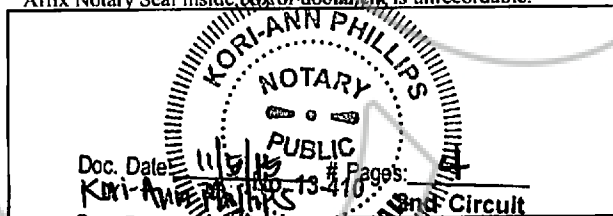
Kori-Ann Phillips 11/5/15
Notary Signature Date

NOTARY CERTIFICATION

STATE OF Hawaii
COUNTY OF Maui

This instrument was acknowledged before me on November 5, 2015, by MARY SUE MATTHEWS.

Affix Notary Seal inside box or document is unrecordable.



Doc. Date: 11/5/15 # Pages: 13-410
Kori-Ann Phillips, Notary Public, 2nd Circuit
Doc. Description: Deed to Trust

Kori-Ann Phillips 11/5/15
Notary Signature Date

NOTARY CERTIFICATION

Kori-Ann Phillips
NOTARY PUBLIC
KORI-ANN PHILLIPS
NOTARY PUBLIC
STATE OF HAWAII
No. 13-410
GRANTOR:
Mary Sue Matthews
MARY SUE MATTHEWS

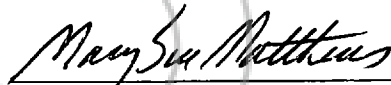
Affirmation Statement

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

Duran and Mary Sue Matthews Living Trust
dated November 5, 2015



DURAN HASTING MATTHEWS II, Trustee



MARY SUE MATTHEWS, Trustee
Grantee



EXHIBIT A

Tract 1:

Lot 13, in Block A, as shown on the map entitled "ROUND HILL VILLAGE, UNIT NO. 3", filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 24, 1965, as Document No. 30185

Property street address: 469 Kent Way, Zephyr Cove, NV 89448

Per NRS 111.312, this legal description was previously recorded in Book 679, Page 1710, on June 25, 1979, in the office of the Recorder of Douglas County, Nevada.

Tract 2:

Lot 569, as shown on the Map of GARDNERVILLE RANCHOS UNIT NO. 6 filed in the Office of the Recorder of Douglas County, Nevada, on May 29, 1973, Document No. 66512, Official Records.

Property street address: 1414 Leonard Road, Gardnerville, NV 89460

Per NRS 111.312, this legal description was previously recorded in Book 892, Page 995, on August 7, 1992, in the office of the Recorder of Douglas County, Nevada.

Tract 3:

Lot 13, Block P, as set forth on Final Subdivision Map FSM-1006 of CHICHESTER ESTATES Phase 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 12, 1995, in Book 995 at Page 1407, as Document No. 370215.

Property street address: 1411 Edlesborough Circle, Gardnerville, NV 89410

Per NRS 111.312, this legal description was previously recorded in Book 1096, Page 5719, on October 30, 1996, in the office of the Recorder of Douglas County, Nevada.

Tract 4:

Lot 385 of Gardnerville Ranchos Unit No. 7 as shown on the official map thereof filed in the office of the County Recorder of Douglas County, State of Nevada on March 27, 1974 in Book 374, Page 676 as Document No. 72456.

Property street address: 1365 Patricia Drive, Gardnerville, NV 89460

Per NRS 111.312, this legal description was previously recorded in Book 1092, Page 5249, on October 28, 1992, 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.

15-37941 (hw)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-15-311-017
 b) 1320-33-310-007
 c) 1220-21-610-104
 d) 1220-21-810-221

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: SG - Trust OK

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 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 Duran H. Matthews Capacity GRANTOR

Signature Mary Sue Matthews Capacity GRANTOR

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Duran H. Matthews
 Address: 576 Papau Hikina Place
 City: Kihei
 State: HI Zip: 96753

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Duran and Mary Sue Matthews
 Address: 576 Papau Hikina Place
 City: Kihei
 State: HI Zip: 96753

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