

APN: 1420-07-715-002

RECORDING REQUESTED BY:

Betty Lou Lear & Paul S. Franco
968 Parkview Ct.
Carson City, NV 89705

AFTER RECORDATION, RETURN BY MAIL TO:

Betty Lou Lear & Paul S. Franco
968 Parkview Ct.
Carson City, NV 89705



KAREN ELLISON, RECORDER

E07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

THIS QUITCLAIM DEED, executed this 29th day of OCTOBER, 2015, by first party, Grantors, BETTY LOU LEAR, an unmarried woman, and PAUL S. FRANCO, an unmarried man, as joint tenants, whose post office address is 968 Parkview Court, Carson City, NV 89705, to second party, Grantees, BETTY LOU LEAR and PAUL S. FRANCO, Trustees of THE FRANCO AND LEAR LIVING TRUST, Dated OCTOBER 29, 2015, whose post office address is 968 Parkview Court, Carson City, NV 89705.

WITNESSETH, that the said first party, for good consideration and for the sum of Ten Dollars (\$10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Douglas, State of Nevada to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Betty Lou Lear
Betty Lou Lear

Paul S. Franco
Paul S. Franco

STATE OF NEVADA)
COUNTY OF DOUGLAS) ss.

This instrument was acknowledged before me on the 29th day of Oct., 2015, by Betty Lou Lear and Paul S. Franco.

M. J. Gyll
Notary Public

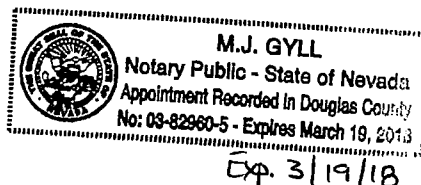
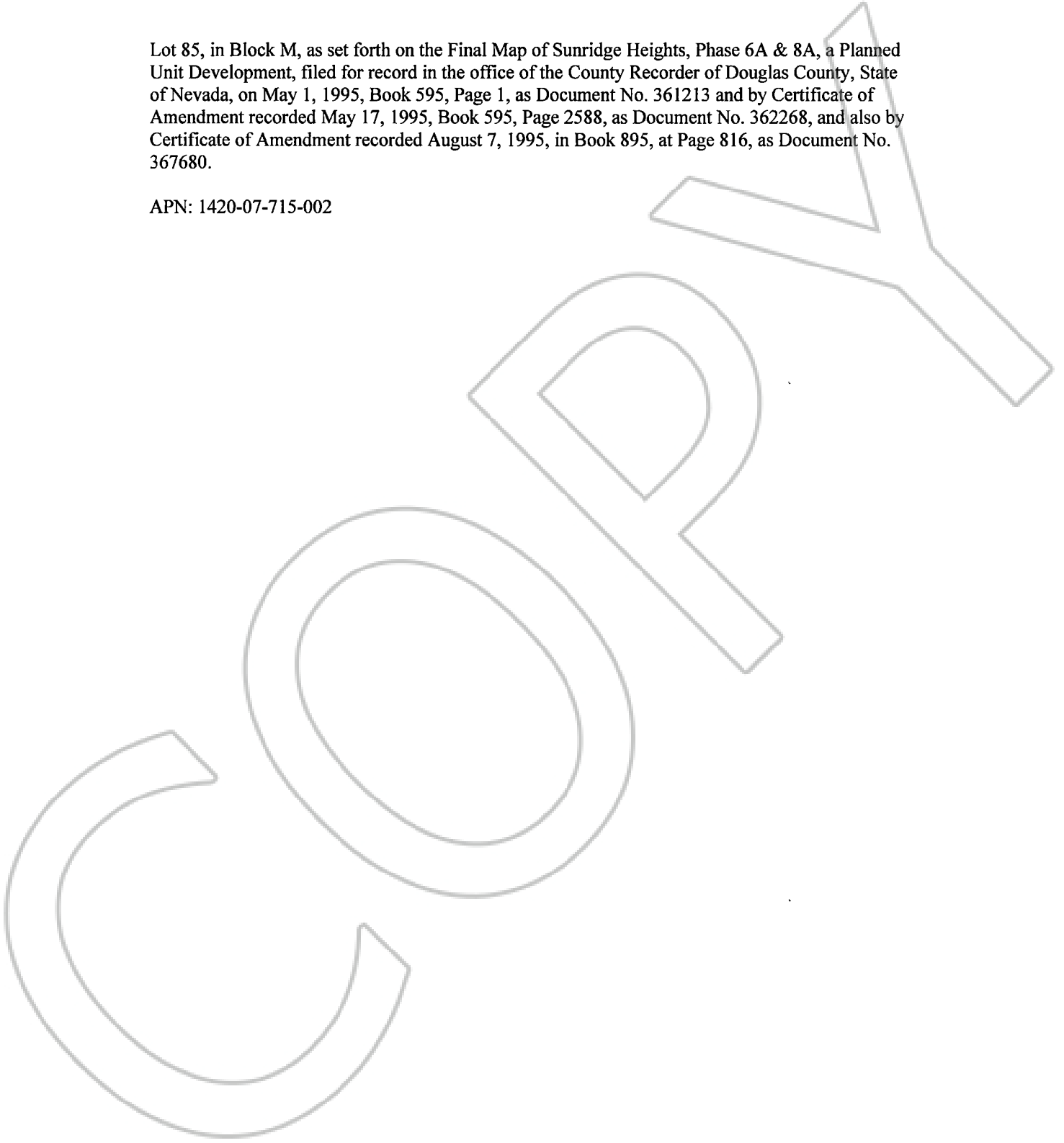


EXHIBIT "A"

Lot 85, in Block M, as set forth on the Final Map of Sunridge Heights, Phase 6A & 8A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 1, 1995, Book 595, Page 1, as Document No. 361213 and by Certificate of Amendment recorded May 17, 1995, Book 595, Page 2588, as Document No. 362268, and also by Certificate of Amendment recorded August 7, 1995, in Book 895, at Page 816, as Document No. 367680.

APN: 1420-07-715-002



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-07-715-002
 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: <u>Trust Cert OK.</u>	

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 Trust 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 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 Betty Lou Lear Capacity _____ Grantor
 Signature Paul S. Franco Capacity _____ Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Betty Lou Lear & Paul S. Franco
 Address: 968 Parkview Ct
 City: Carson City
 State: NV Zip: 89705

Print Name: Betty Lou Lear & Paul S. Franco, Trustees
 Address: 968 Parkview Ct.
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: VAERIE STRAW Escrow # _____
 Address: 162 PATRICIA LN
 City: Coltonville State: CA Zip: 96107

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