

APN# 1318-15-822-001 PTN



KAREN ELLISON, RECORDER E07

Recording Requested by/Mail to:

Name: Tiffany Smith  
Address: PO Box 5441  
City/State/Zip: Vancouver, WA 98668

Mail Tax Statements to:

Name: Tiffany Smith  
Address: PO Box 5441  
City/State/Zip: Vancouver, WA 98668

QUIT CLAIM DEED

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording contains personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)
- Judgment – NRS 17.150(4)
- Military Discharge – NRS 419.020(2)

Tiffany Smith  
Signature

Tiffany Smith TREES  
Printed Name

This document is being (re-)recorded to correct document # 2015-868-133, and is correcting

TO SHOW GRANTORS IN FIRST CORRECT CAPACITY AS TRUSTEES OF FAMILY TRUST NOT AS INDIVIDUALS.

APN Number: 1318-15-822-001 PTN

Recording Requested by:

Mark B. Trees and Teffany A. Smith

Return Documents to:  
10121 NE 115th Ave Vancouver, Washington 98662

Mail Tax Statement to:

P.O Box 5441 Vancouver, Washington 98668

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## QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 20 day of, January , 2016, by the Grantor(s)

A married couple Ralph Richard Carlson and Donna D. Casper Carlson, Trustees of the Carlson family Trust of 2958 S 23rd Way, Ridgefield, Washington 98642

to the Grantee(s),

A married couple Mark B. Trees and Teffany A. Smith of  
10121 NE 115th Ave, Vancouver, Washington 98662

WITNESSETH, that the said Grantor, for the consideration of love and affection

the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor 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: (Legal Description)

a 105,000/183,032,500 undivided fee simple interest as tenants in common in units 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302 in South Shore Condominium located at 180 Elk Point Road in Zepher Cove, Nevada 89449, according to the Final Map #01-026 and Condominium Plat of South Shore filed of record in book 1202, page 2181 as Document Number 559872 in Douglas County, Nevada and subject to all provisions thereof and those contained in that certain Declaration of Condominium-South Shore ("Timeshare Declaration") dated October 21, 2002 and recorded December 5, 2002 in book 1202, page 2182 as Instrument Number 559873, and also subject to all the provisions contained in that certain Declaration of Restrictions for Fairfield Tahoe and South Shore and recorded October 28, 2004 in book 1004, page 13107 as Instrument Number 628022, Official Record of Douglas County, Nevada which is subject to timeshare plan called Fairfield Tahoe at South Shore ("Timeshare Plan").

Commonly known as:

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

I or,  (We), the undersigned, hereby affirm that this document submitted for recording does not contain a Social Security Number,

Signed, sealed and delivered in presence of:

Signature: Ralph Richard Carlson  
Print Name: Ralph Richard Carlson  
Capacity: Trustee

Signature: Donna D. Casper Carlson  
Print Name: Donna D. Casper Carlson Trustee  
Capacity: Trustee

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Capacity: \_\_\_\_\_

STATE OF Washington }

COUNTY OF Clark }

On 3/5/2016 before me, Kelly M. Mathers personally appeared Ralph Richard Carlson and Donna D. Casper Carlson

personally known to me (or 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.

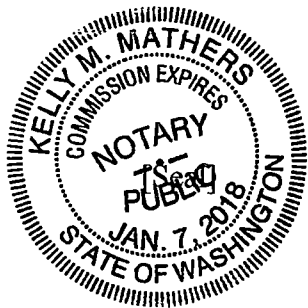
WITNESS my hand and official seal.

Signature of Notary Kelly M. Mathers

Print Name Kelly M. Mathers

My Commission Expires 1/7/2018

Certificate of Appointment Number \_\_\_\_\_  
(For Nevada Notaries Only)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1318-15-822-001 PTN  
 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 RECORDERS OPTIONAL USE ONLY  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: SD-Trust Verified

3. a. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: TRANSFERRING FROM TRUST W/O  
CONSIDERATION TO DAUGHTER & SON-IN-LAW

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 Jann Smith Iner Capacity: GRANTEE

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: RALPH & DONNA CARLSON  
 Address: 2958 S 23rd Way  
 City: Ridgeland  
 State: WA Zip: 98642

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: MARK TREES & Tefany Smith  
 Address: 10121 NE 115th AVE  
 City: VANCOUVER  
 State: WA Zip: 98662

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_