

APN: 1320-33-714-037



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Recorded at the request of:

KAREN ELLISON, RECORDER

E07

Morri James Wiseman, Trustee .  
1329 B Kimmerling Rd.  
Gardnerville, NV 89460

Mail Tax Statements &  
After Recording Return to:

Becky L. Teese, et al.  
1921 Summertime Drive  
Tracy, CA 95371

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 25<sup>th</sup> day of February, 2016, by and between MORRI JAMES WISEMAN, the successor Trustee of the SANTOS LIVING TRUST utd October 17, 2001 ("Grantor/Trustee") and RONALD R. SANTOS, a married man as his sole and separate property and BECKY L. TEESE, a married woman as her sole and separate property, each as to an undivided one-half interest, as tenants in common, (Grantees).

W I T N E S S E T H :

That the said Grantor/Trustee, without consideration, does by these presents, REMISE, RELEASE AND FOREVER QUITCLAIM all of the Trust's right, title and interest unto the Grantees and to their heirs and assigns, in that certain real property situate in Douglas County, State of Nevada, more particularly described as:

Lot 37, Block G, as set forth on FINAL SUBDIVISION MAP No. 1006-6 for CHICHESTER ESTATES, PHASE 6, filed in the office of the County Recorder of Douglas County, Nevada and

recorded February 16, 2000 in Book 0200, Page 2552, as Document No. 486411.


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TOGETHER WITH all and singular, the tenements, hereditaments and appurtenances thereunto belonging or anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantee, and to his assigns forever.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed the day and year first above written.

**GRANTOR/TRUSTEE OF TRUST:**


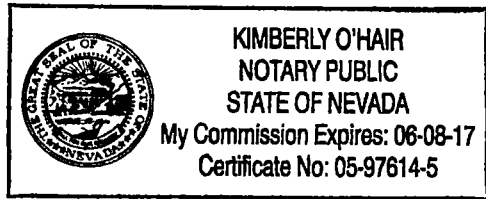


MORRI JAMES WISEMAN, Successor Trustee

STATE OF NEVADA )  
: ss.  
COUNTY OF DOUGLAS )

On this 25<sup>th</sup> day of February, 2016, personally appeared before me, a Notary Public, MORRI JAMES WISEMAN, known to me or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to this Quitclaim Deed, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

  
NOTARY PUBLIC

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-33-714-037  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	
<i>Let of Trust OK KLE</i>	

3. Total Value/Sales Price of Property: \$204,440.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$20,440.00  
 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 from Trust to Beneficiary of Trust (daughter) following Death of Trustor.

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 *[Signature]* Capacity Attorney for Grantee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Morri James Wiseman, Trustee  
 Address: 1329 B Kimmerling Rd.  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: Becky L. Teese  
 Address: 1921 Summertime Dr.  
 City: Tracy  
 State: CA Zip: 95371

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Edmund J. Gorman Jr., Atty. at Law, Ltd. Escrow # \_\_\_\_\_  
 Address: 335 W. First St.  
 City: Reno State: NV Zip: 89503

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