

DOUGLAS COUNTY, NV

2017-895348

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\$20.00 Pgs=7

03/02/2017 08:57 AM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

ASSESSOR'S PARCEL NO. 1318-15-610-029

WHEN RECORDED MAIL TO:

MARY E. PRYCE, ESQ.
BARULICH DUGONI LAW GROUP, INC.
400 S. EL CAMINO REAL, SUITE 1000
SAN MATEO, CA 94402

MAIL TAX NOTICES TO:

LIONEL T. ENGELMAN, TRUSTEE
330 RANELAGH ROAD
HILLSBOROUGH, CA 94010

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LIONEL T. ENGELMAN AND EVELYN K. ENGELMAN, Trustees, of the ENGELMAN FAMILY TRUST dated April 28, 2004 (herein, "Grantor"), whose address is 330 Ranelagh Road, Hillsborough, CA 94010, hereby QUITCLAIMS to LIONEL T. ENGELMAN, Trustee, or any successors in trust, of the ENGELMAN FAMILY TRUST dated April 28, 2004, as amended and restated on February 23, 2017, and any amendments thereto (herein, "Grantee"), whose address is 330 Ranelagh Road, Hillsborough, CA 94010, 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.

Property street address: 266 Mcfaul Road, Zephyr Cove, NV 89448

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.

Dated this 23rd day of February, 2017.

GRANTOR:

ENGELMAN FAMILY TRUST dated April 28, 2004

Lionel T. Engelman
LIONEL T. ENGELMAN, Trustee

“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)
) ss.
COUNTY OF _____)

On _____, before me, _____, a Notary Public, personally appeared LIONEL T. ENGELMAN, Trustee, under the ENGELMAN FAMILY TRUST dated April 28, 2004, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Notary Public

NEXT PAGE →

NOTARY ACKNOWLEDGMENT

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
County of San Mateo

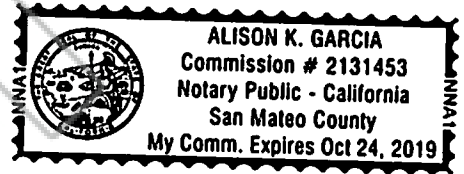
On February 23, 2017, before me, Alison K. Garcia, Notary Public, personally appeared Lionel T. Engelman, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ (is) subscribed to the within instrument and acknowledged to me that he/she/they executed the same 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.

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.

Signature Alison K. Garcia

(Seal)



GRANTOR:

ENGELMAN FAMILY TRUST dated April 28,
2004



EVELYN K. ENGELMAN, Trustee

“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)
) ss.
COUNTY OF _____)

On _____, before me, _____, a Notary Public, personally appeared EVELYN K. ENGELMAN, Trustee, under the ENGELMAN FAMILY TRUST dated April 28, 2004, who proved to me on the basis of satisfactory evidence to be the person whose name is to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

Notary Public

NEXT PAGE →

NOTARY ACKNOWLEDGMENT

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State of California
County of San Mateo

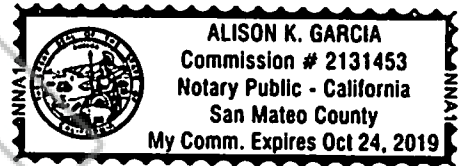
On February 23, 2017, before me, Alison K. Garcia, Notary Public, personally appeared Evelyn K. Engelman, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/~~she~~ they executed the same 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.

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.

Signature Alison K. Garcia

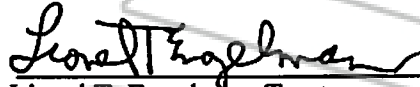
(Seal)



Affirmation Statement

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

Engelman Family Trust dated April 28, 2004



Lionel T. Engelman, Trustee
Grantee

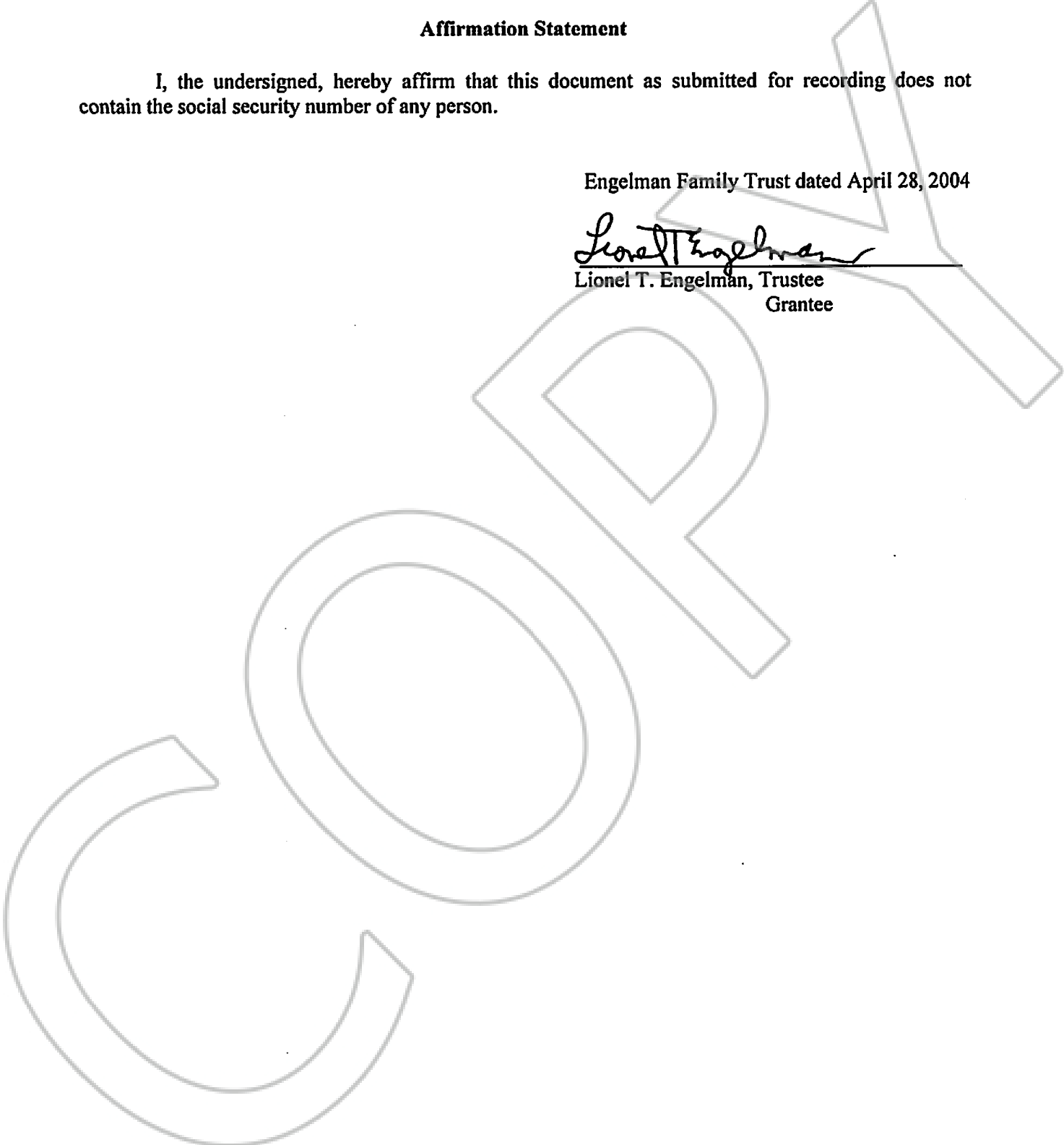


EXHIBIT A

PARCEL 1:

BEING ALL OF LOT 15, IN BLOCK B, 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, NEVADA, ON NOVEMBER 24, 1965.

PARCEL 2:

ALL THAT CERTAIN PORTION OF LOT 14, IN BLOCK B, AS SHOWN ON THE MAP OF ROUND HILL VILLAGE, UNIT NO. 3, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON NOVEMBER 24, 1965, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE REAR CORNER COMMON TO SAID LOTS 14 AND 15; THENCE ALONG THE REAR LINE OF LOT 14 SOUTH 85°11'24" WEST 18.71 FEET; THENCE LEAVING SAID REAR LOT LINE SOUTH 24°42'44" EAST, 152.59 FEET TO THE FRONT CORNER COMMON TO SAID LOTS; THENCE ALONG THE ORIGINAL COMMON LOT LINE NORTH 17°51'13" WEST 147.27 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 24, 2002 IN BOOK 1002, PAGE 10907 AS INSTRUMENT NO. 0555789 OF OFFICIAL RECORDS.

Per NRS 111.312, this legal description was previously recorded as Document No. 790241, in Book 911, Page 5125, on September 28, 2011, 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.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-15-610-029
 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'/Ind'l
 g) Agricultural h) Mobile Home
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: Verified Trust - JS

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 Lionel T. Engelman Capacity GRANTOR
 Signature Evelyn K. Engelman Capacity GRANTOR

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Lionel T. Engelman & Evelyn K.
 Address: 330 Ranelagh Rd. Engelman, Trustees
 City: Hillsborough Engelman Family Trust
 State: CA Zip: 94010

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: LIONEL T. ENGELMAN, Trustee
 Address: 330 Ranelagh Rd. Engelman Family
 City: Hillsborough Trust
 State: CA Zip: 94010

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: U.S. Deeds, P.A. Escrow #: _____
 Address: 213 Brentshire Drive
 City: Brandon State: FL Zip: 33511