



KAREN ELLISON, RECORDER E04

RECORDING REQUESTED BY:)
JAMES M. SULLIVAN)
APN# 1418-34-110-054)
WHEN RECORDED RETURN TO:)
ERNEST HOLBROOK)
~~JAMES M. SULLIVAN~~)
~~225 N. SANTA CRUZ AVENUE~~)
~~LOS GATOS, CA 95030~~)
ADDRESS BELOW)

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 25 day of April, 2017, by the Grantor, **LEONARD E. HOLBROOK**, whose mailing address is, 4228 Desert Highlands Drive, Sparks, Nevada 89436.

to the Grantee, **ERNEST R. HOLBROOK**, whose mailing address is, 1268 Lincoln Park Circle, Zephyr Cove, NV 89448.

WITNESSETH, That the said Grantor, for good consideration and for the sum of \$ _____ paid by the said Grantee 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 Washoe, State of Nevada, to wit:

See Exhibit "A" attached hereto.

APN#: 1418-34-110-054

Commonly known as:
1268 Lincoln Park Circle, Zephyr Cove, Nevada, 89448

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

Signed, sealed and delivered in presence of:

Date 04-25-2017

LEONARD E. HOLBROOK

Mail Tax Statements to: Ernest E. Holbrook, 1268 Lincoln Park Circle, Zephyr Cove, Nevada, 89448
P O BOX 11049 ZEPHYR COVE NV. 89448

NEVADA INDIVIDUAL ACKNOWLEDGMENT
NRS 240.166

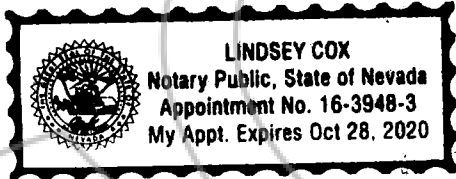
State of Nevada }
County of Carson City } ss.

This instrument was acknowledged before me
on April 25, 2017 by
Date

Leonard E. Holbrook (.)
Name of Signer No. 1

(and

_____.)
Name of Signer No. 2 (if any)



Place Notary Seal and/or Stamp Above

Lindsey Cox
Signature of Notary (Public)

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: April 25, 2017 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Exhibit A

PARCEL 1:

Lot 4, Block D, as set forth on map of LINCOLN PARK, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 7, 1921, as Document No. 305, Douglas County, Nevada.

PARCEL 2:

Lot 3, in Block D, as set forth on map of LINCOLN PARK, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 7, 1921, as Document No. 305, Douglas County, Nevada.

Together with the certain piece or parcel of land situate between the East end line of said Lot 3 and the West right of way line of State Highway and bounded on the North and South sides by lines projected with the same bearings as the side lines of said lot, or with bearings of South 67°15'20", to the intersection of the West right of way line of the present State Highway.

NOTE: The above legal description appeared previously in that certain document recorded December 19, 2003, in Book 1203, Page 9439, as Document No. 600111, Official Records, Douglas County, Nevada.

SPACE BELOW FOR RECORDER

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1418-34-110-054
 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

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: <u>Prev. Doc 871944</u>	
Notes: _____	

- 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 4
 b. Explain Reason for Exemption: TIC TO REMAINING TIC
WITHOUT CONSIDERATION

5. Partial Interest: Percentage being transferred: 50.00 %
 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 Leonard E. Holbrook Capacity: _____, Grantor
 Signature Ernest R. Holbrook Capacity: _____, Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Leonard E. Holbrook
 Address: 4228 Desert Highlands Drive
 City: Sparks
 State: NV Zip: 89436

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Ernest R. Holbrook
 Address: 1268 Lincoln Park Circle
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: James M. Sullivan Escrow # _____
 Address: 225 N. Santa Cruz Avenue
 City: Los Gatos State: CA Zip: 95030