

DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

U.S. DEEDS

KAREN ELLISON, RECORDER

2017-897841

04/26/2017 11:59 AM

E07

ASSESSOR'S PARCEL NO. 1220-21-510-182

**WHEN RECORDED MAIL TO:**

LAW OFFICE OF AMBER RODRIGUEZ  
468 POLI ST., SUITE 2F  
VENTURA, CA 93001

**MAIL TAX NOTICES TO:**

JOHN LOWERY, TRUSTEE  
P.O. BOX 19284  
NEWBURY PARK, CA 91319

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SHIRLEY ANN DOUGLAS, by JOHN LOWERY as Conservator of the Person and Estate of Shirley Ann Douglas (herein, "Grantor"), whose address is P.O. Box 19284, Newbury Park, CA 91319, hereby QUITCLAIMS to JOHN LOWERY, Trustee, or any successors in trust, under THE SHIRLEY ANN DOUGLAS FAMILY TRUST dated September 21, 2016, and any amendments thereto (herein, "Grantee"), whose address is P.O. Box 19284, Newbury Park, CA 91319, an undivided one half (1/2) 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: 756 Wagon Drive, Gardnerville, NV 89460

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 13<sup>th</sup> day of April, 2017.

GRANTOR:

Shirley Ann Douglas by John Lowery  
SHIRLEY ANN DOUGLAS,  
by JOHN LOWERY as Conservator of the  
Person and Estate of Shirley Ann Douglas

"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"

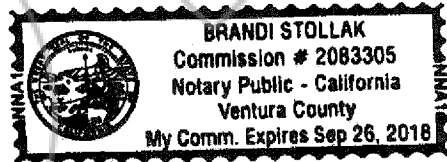
STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF Ventura            )

On 4/13/2017, 2017, before me, Brandi Stollak, a Notary Public, personally appeared JOHN LOWERY as Conservator of the Person and Estate of SHIRLEY ANN DOUGLAS, on behalf of SHIRLEY ANN DOUGLAS, 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.

Brandi Stollak  
Notary Public



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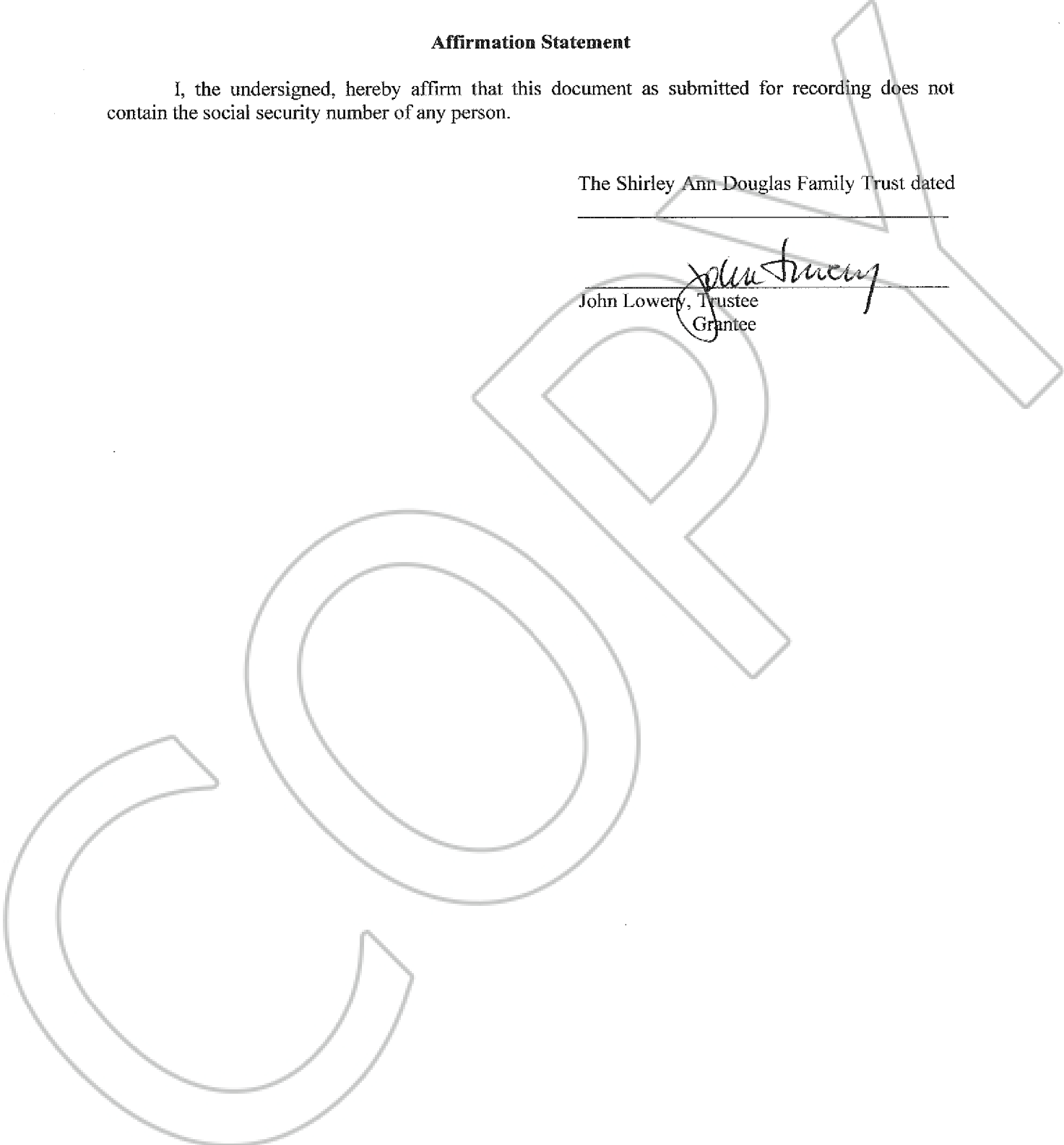
**Affirmation Statement**

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

The Shirley Ann Douglas Family Trust dated

\_\_\_\_\_

*John Lowery*  
\_\_\_\_\_  
John Lowery, Trustee  
Grantee



**EXHIBIT A**

Lot 294 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, Document No. 66512.

Per NRS 111.312, this legal description was previously recorded in Book 0494, Page 2923, on April 15, 1994, 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) 1220-21-510-182  
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>RT - Trust OK</u>	

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:**  
 Transfer Tax Exemption per NRS 375.090, Section 7  
 Explain Reason for Exemption: Transfer to Trust for no consideration

5. Partial Interest: Percentage being transferred: one half (1/2) %  
 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 John Lowery Capacity GRANTEE  
 by JOHN LOWERY as Conservator of the Person and Estate of Shirley Ann Douglas

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Shirley Ann Douglas by John Lowery as  
 Address: P.O. Box 19284 Conservator of the Person  
 City: Newbury Park of Shirley Ann Douglas  
 State: CA Zip: 91319

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: John Lowery, Trustee, The Shirley  
 Address: P.O. Box 19284 Ann Douglas  
 City: Newbury Park Family Trust  
 State: CA Zip: 91319

**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

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 e)  Apt. Bldg            f)  Comm'l/Ind'l  
 g)  Agricultural        h)  Mobile Home  
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Signature: John Lowery as Conservator of Person and Estate of Shirley Ann Douglas Capacity: GRANTOR  
 By JOHN LOWERY as Conservator of the Person and Estate of Shirley Ann Douglas

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