

ASSESSOR'S PARCEL NO. 1420-07-112-037

WHEN RECORDED MAIL TO:

LAUREN GLOVER
ELDER LAW SERVICES OF CALIFORNIA,
APLC
1609 CRAVENS AVENUE
TORRANCE, CA 90501

MAIL TAX NOTICES TO:

SHIGEO SUMIDA, TRUSTEE
876 VALLEY CREST DR.
CARSON CITY, NV 89705



00056074201708992630050059

KAREN ELLISON, RECORDER

E07

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SHIGEO SUMIDA, an unmarried man (herein, "Grantor"), whose address is 876 Valley Crest Dr., Carson City, NV 89705, hereby QUITCLAIMS to SHIGEO SUMIDA, Trustee, or any successors in trust, under THE SHIGEO SUMIDA AND ANNE SUMIDA LIVING TRUST dated APR 18 2017 and any amendments thereto (herein, "Grantee"), whose address is 876 Valley Crest Dr., Carson City, NV 89705, 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: 876 Valley Crest Dr., Carson City, NV 89705

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 18 day of April, 20 17.

GRANTOR:

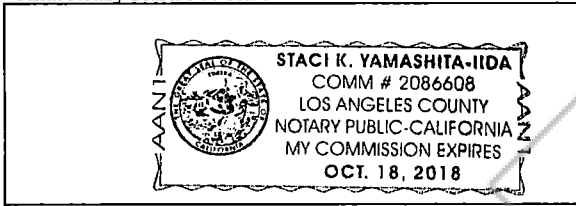
Shigeo Sumida

SHIGEO SUMIDA

STATE OF California
COUNTY OF Los Angeles

This instrument was acknowledged before me on APR 18 2017, by SHIGEO SUMIDA.

Affix Notary Seal inside box or document is unrecordable.



Staci K. Yamashita-Iida
NOTARY PUBLIC

COPIES

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 Shigeo Sumida and Anne Sumida Living
Trust dated APR 18 2017

Shigeo Sumida

Shigeo Sumida, Trustee
Grantee

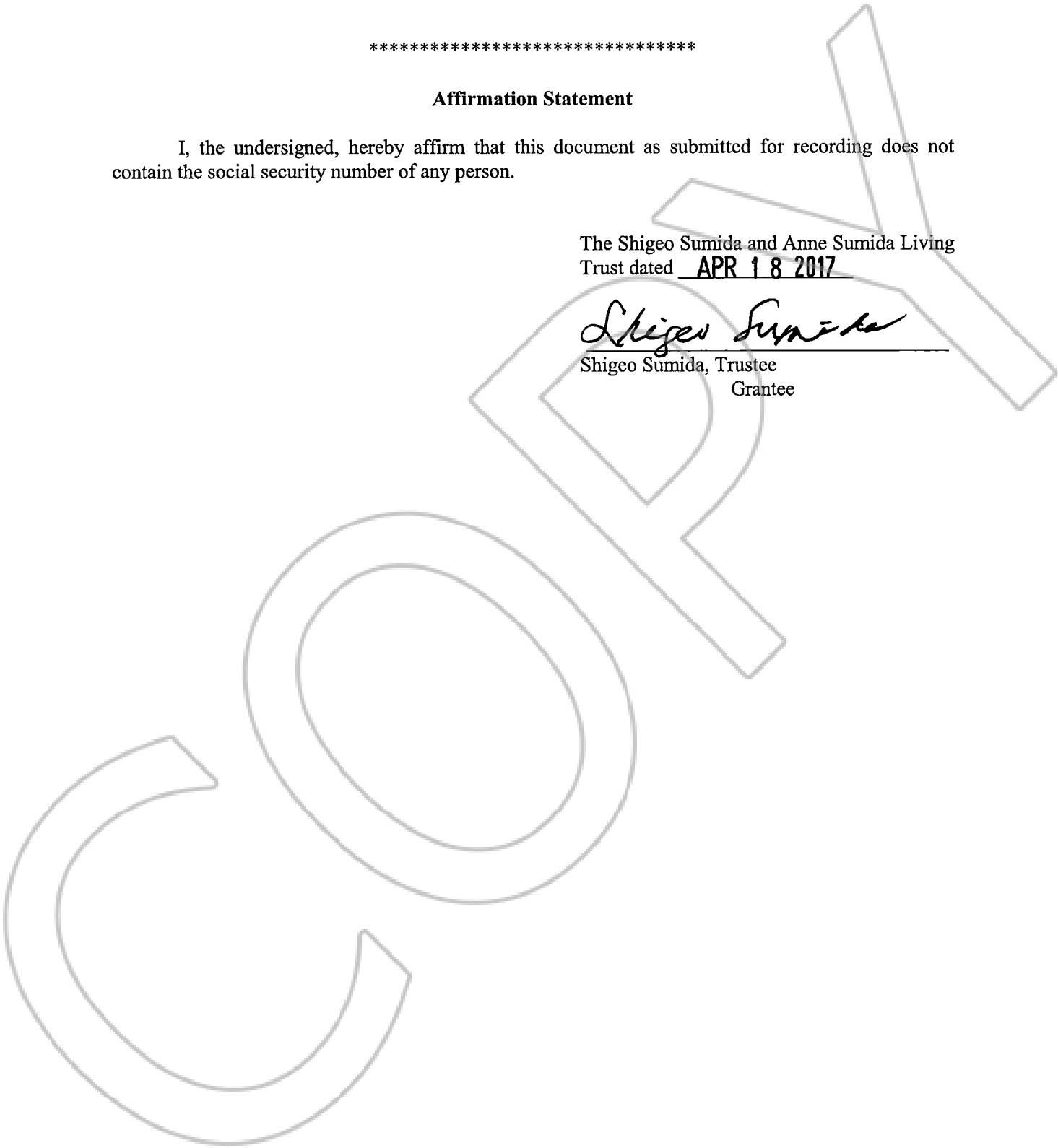


EXHIBIT A

Lot B-6 in Block B as shown on the Final Map #1007-3 of VALLEY VIEW ESTATES, PHASE 2 recorded in the office of the Douglas County Recorder, State of Nevada, on August 29, 1997, in Book 897, at Page 6072, as Document No. 420670, Official Records.

Per NRS 111.312, this legal description was previously recorded in Book 212, Page 1260, on February 7, 2012 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) 1420-07-112-037
 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
 Other _____

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

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 without 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 *Shigeo Sumida* Capacity GRANTOR

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Shigeo Sumida
 Address: 876 Valley Crest Dr.
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Shigeo Sumida and Anne Sumida Living Trust
 Address: 876 Valley Crest Dr.
 City: Carson City
 State: NV Zip: 89705

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

Print Name: US Deeds, PA Escrow #: _____
 Address: 213 Brentshire Drive
 City: Brandon State: FL Zip: 33511