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RECORDING REQUESTED BY & MAIL TO:

LAW OFFICES OF JACK C. GLANTZ, APLC
15760 Ventura Boulevard, #1520
Encino, CA 91436-3026
Attn: km

Mail Tax Statements To:

PINEWILD 57 PARTNERSHIP
452 Via Cresta
Thousand Oaks, CA 91320



KAREN ELLISON, RECORDER

E07

APN: 5-212-06

Space Above for Recorder's Use

INDIVIDUAL QUITCLAIM DEED

The undersigned grantor declares:

A MERE CHANGE IN IDENTITY, FORM OR PLACE OF ORGANIZATION, IF THE AFFILIATED BUSINESS ENTITY HAS IDENTICAL COMMON OWNERSHIP.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JANET C. RUSSELL, as Trustee of the RUSSELL FAMILY LIVING TRUST, dated December 10, 1999,

hereby REMISES, RELEASES AND QUITCLAIMS to

PINEWILD 57 PARTNERSHIP, a Nevada General Partnership, her undivided one-third (1/3) interest,

in and to the following described real property in the City of Zephyr Cove, County of Douglas, State of Nevada:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: June 4, 2017

Janet C. Russell
JANET C. RUSSELL, as Trustee of the RUSSELL FAMILY LIVING TRUST, dated December 10, 1999

PLEASE SEE ATTACHED NOTARY

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC
(Civil Code §1189 – California All-Purpose 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 Contra Costa) ss.

On JUNE 6th 2017 before me, MUKESH P. PATEL, _____, a Notary Public, personally appeared JANET C. RUSSELL, 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.

Mukesh P. Patel.
Notary Public



(NOTARY PUBLIC SEAL)

EXHIBIT "A"

PARCEL NO. 1

Lot 57 as shown on the official plat of "PINEWILD UNIT NO. 2, A CONDOMINIUM", filed for record in the office of the County Recorder, Douglas County, Nevada, on October 23, 1973 as Document No. 69660.

PARCEL NO. 2

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel No. 1 above.

PARCEL NO. 3

An undivided interest as tenants in common as such interest is set forth in Book 377, at Page 417 through 421, of the real property described on the Subdivision Map referred to in Parcel No. 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of PINEWILD, A CONDOMINIUM project, recorded March 11, 1974, in Book 374 of Official Records at page 193, and Supplement to Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, a Condominium Project, recorded March 9, 1977, in Book 377 of Official Records at Page 411, as Limited Common Area and thereby allocated to the unit described in Parcel No. 1 above, and excepting unto Grantor non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

PARCEL NO. 4

Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress utility service, support encroachments, maintenance and repair over the Common Areas defined and set forth in the Declaration of Covenants, Conditions and Restrictions of PINEWILD, more particularly, in the description of Parcel No. 3, above.

(APN: 5-212-06. Commonly known as #57 Pinewild, Zephyr Cove, Nevada).

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 5-212-06
 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 _____

Partnership Does OK

FOR RECORDERS OPTIONAL USE ONLY	
BOOK	PAGE
DATE OF RECORDING: <u>LAW OFFICE</u>	
NOTES: <u>FOR KAREN - USE EXEMPTION #7</u>	
<u>Transfer from Trust - No Consideration</u>	
<u>Trust OK - JH</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:
 a. Transfer Tax Exemption per NRS 375.090, Section # 1
 b. Explain Reason for Exemption: A mere change in identity, form or place of organization, if the affiliated business entity has identical common ownership

5. Partial Interest: Percentage being transferred: 33.00 %

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: *Janet Russell* Capacity: Trustee

Signature: *Janet Russell* Capacity: General Partner

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: JANET C. RUSSELL
 Address: 452 Via Cresta
 City: Thousand Oaks
 State: CA Zip: 91320

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: PINEWILD 57 PARTNERSHIP
 Address: 452 Via Cresta
 City: Thousand Oaks
 State: CA Zip: 91320

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: JACK C. GLANTZ, Attorney Escrow # _____
 Address: 15760 Ventura Blvd., Suite 1520
 City: Encino State: CA Zip: 91436-3026