

RECORDING REQUESTED BY

WATANABE & SUEMORI, LLP



KAREN ELLISON, RECORDER

E07

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

WATANABE & SUEMORI, LLP
Attn: Diane Kawata Watanabe, Esq.
17592 Irvine Boulevard, Suite 202
Tustin, CA 92780

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Quitclaim Deed

APN: 1318-15-111-033

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

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

CAROL L. KAWATA, a married woman as her sole and separate property as to an undivided 50% interest

hereby REMISES, RELEASES AND FOREVER QUITCLAIMS TO:

CAROL L. KAWATA, TRUSTEE OF THE JON A. KOBASHIGAWA AND CAROL L. KAWATA, FAMILY TRUST DATED DECEMBER 5, 1991 (Separate Property of Carol L. Kawata) as to an undivided 50% interest in

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

SEE EXHIBIT "A".

Commonly known as 600 Highway 50, #84, Zephyr Cove, NV

Dated 9/1/17

Signature of Carol L. Kawata
CAROL L. KAWATA

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE.

Diane Kawata Watanabe, Trustee
Carol L. Kawata, Trustee

10172 Sycamore Circle
Street Address

Villa Park, CA 92861
City & State

ACKNOWLEDGMENT

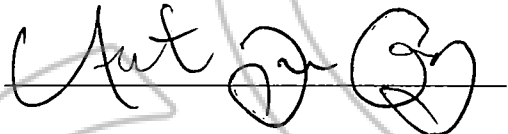
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA            )  
  )ss.  
COUNTY OF LOS ANGELES    )

On 09/01, before me, ALBERT JOSEPH CRUZ Notary Public, personally appeared CAROL L. KAWATA, 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 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.



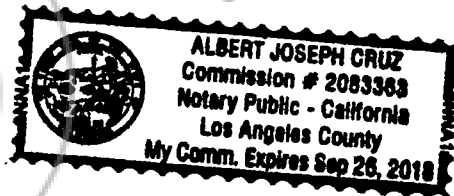


EXHIBIT "A"

All that certain lot, place or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL NO. 1:

Lot 84, 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 thru 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 none-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as 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 services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in the Declaration of Covenants, Conditions, and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3, above.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-15-111-033  
 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OR BC</u>	

3. Total Value/Sales Price of Property: \$ \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 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 of title to trust 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 Carol L. Kawata Capacity \_\_\_\_\_ Grantor  
 Signature Carol L. Kawata, Trustee Capacity \_\_\_\_\_ Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Carol L. Kawata  
 Address: 7750 Veragua Drive  
 City: Playa del Rey  
 State: CA Zip: 90293

Print Name: Carol L. Kawata, Trustee  
 Address: 7750 Veragua Drive  
 City: Playa del Rey  
 State: CA Zip: 90293

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Watanabe & Suemori, LLP Escrow # \_\_\_\_\_  
 Address: 17592 Irvine Boulevard, Suite 202  
 City: Tustin State: CA Zip: 92780

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)