

DOUGLAS COUNTY, NV

**2018-909046**

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

01/11/2018 09:26 AM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

**ASSESSOR'S PARCEL NO. 1418-03-811-002**

**WHEN RECORDED MAIL TO:**

PETER LABOSKEY, ESQ.  
HOPKINS & CARLEY, A LAW CORP.  
200 PAGE MILL ROAD, SUITE 200  
PALO ALTO, CA 94306

**MAIL TAX NOTICES TO:**

SHEILA BURNS MCWILLIAMS, TRUSTEE  
SEAN R. BURNS, TRUSTEE  
RODERICK O. BURNS, TRUSTEE  
377 EDGEWOOD ROAD  
SAN MATEO, CA 94402

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SHEILA BURNS, also known as SHEILA O'CONNOR BURNS, an unmarried woman as her sole and separate property (herein, "Grantor"), whose address is 377 Edgewood Road, San Mateo, CA 94402, hereby QUITCLAIMS to SHEILA BURNS MCWILLIAMS, SEAN R. BURNS AND RODERICK O. BURNS, Trustees, or any successors in trust, under the SHEILA O. BURNS TRUST dated March 30, 2015 and any amendments thereto (herein, "Grantee"), whose address is 377 Edgewood Road, San Mateo, CA 94402, all of Grantor's undivided five percent (5%) 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: 100 China Garden Court, Glenbrook, NV 89703

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 26th day of October, 20 17.

GRANTOR:

Sheila O. Burns  
SHEILA BURNS,  
also known as SHEILA O'CONNOR BURNS

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.

ACKNOWLEDGMENT

State of California  
County of Santa Clara)

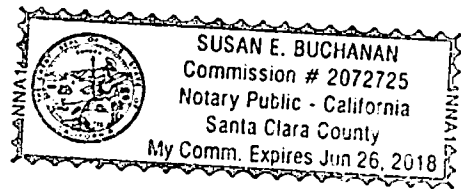
On October 26, 2017 before me, Susan E. Buchanan  
(insert name and title of the officer)

personally appeared Sheila O'Connor Burns, 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.

Signature Susan E. Buchanan (Seal)



\*\*\*\*\*


**Affirmation Statement**

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

Sheila O. Burns Trust dated March 30, 2015

  
SHEILA BURNS MCWILLIAMS, Trustee

  
SEAN R. BURNS, Trustee

  
RODERICK O. BURNS, Trustee  
Grantee



**EXHIBIT A**

**Lot 58, in Block E, as shown on the map of GLENBROOK UNIT NO. 3, filed in the Office of the Recorder of Douglas County, Nevada, on June 13, 1980 as File No. 45199 in Book 680 of Maps, Page 1269, and Amendment thereto recorded March 3, 1981 in Book 381 of Official Records, Page 117, Douglas County, Nevada**

Per NRS 111.312, this legal description was previously recorded as Document No. 2016-882877, on June 20, 2016, 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) 1418-03-811-002  
 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: Trust Verified - JS

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 a trust for no consideration

5. Partial Interest: Percentage being transferred: 5 %

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 Sheila O Burns Capacity GRANTOR

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Sheila Burns  
 Address: 377 Edgewood Road  
 City: san Mateo  
 State: CA Zip: 94402

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Sheila O. Burns Trust  
 Address: 377 Edgewood Road  
 City: san Mateo  
 State: CA Zip: 94402

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: U.S. Deeds Escrow #: \_\_\_\_\_  
 Address: 213 Brentshire Drive  
 City: Brandon State: FL Zip: 33511