

DOUGLAS COUNTY, NV

2018-911379

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

03/12/2018 10:16 AM

ETRCO

KAREN ELLISON, RECORDER

E05

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 2132012082

APN No.: 1318-23-410-062

WHEN RECORDED MAIL TO

James L. Lyons  
PO BOX 10394  
Zephyr Cove, NV 89448

SPACE ABOVE THIS LINE FOR RECORDERS USE

94612-270

### Quitclaim Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00

( ) computed on full value of property conveyed, or

( ) computed on full value less value of liens and encumbrances remaining at time of sale.

(X) Unincorporated area: ( ) City of

(X) Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Sunshine Lyons, spouse of grantee

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to  
James L. Lyons, a married man as his sole and separate property

that property in Unincorporated area of Douglas County, State of Nevada, described as follows:

\* \* \* See "Exhibit A" attached hereto and made a part hereof. \* \* \*

This Deed is given to establish of record that the undersigned Grantor, spouse of the Grantee herein, acquired no interest to said property by reason of the Deed to said Grantee recorded on 12/05/2014 under Series No. 2014-853938, nor has the undersigned Grantor since acquired any interest to said property.

Mail Tax Statements to Grantee at address above

Date February 28, 2018

✓ *Sunshine Lyons*  
Sunshine Lyons

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 San Luis Obispo

On March 2, 2018 before me, Melissa Giovanazzi a Notary Public,  
personally appeared Sunshine Lyons  
who proved to me on the basis of satisfactory evidence to be the person  whose name  is/are subscribed to the  
within instrument and acknowledged to me that he  she  they executed the same in his  her  their authorized capacity ,  
and that by his  her  their 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.

Signature: Melissa Giovanazzi  
Name: Melissa Giovanazzi  
(Typed or Printed)



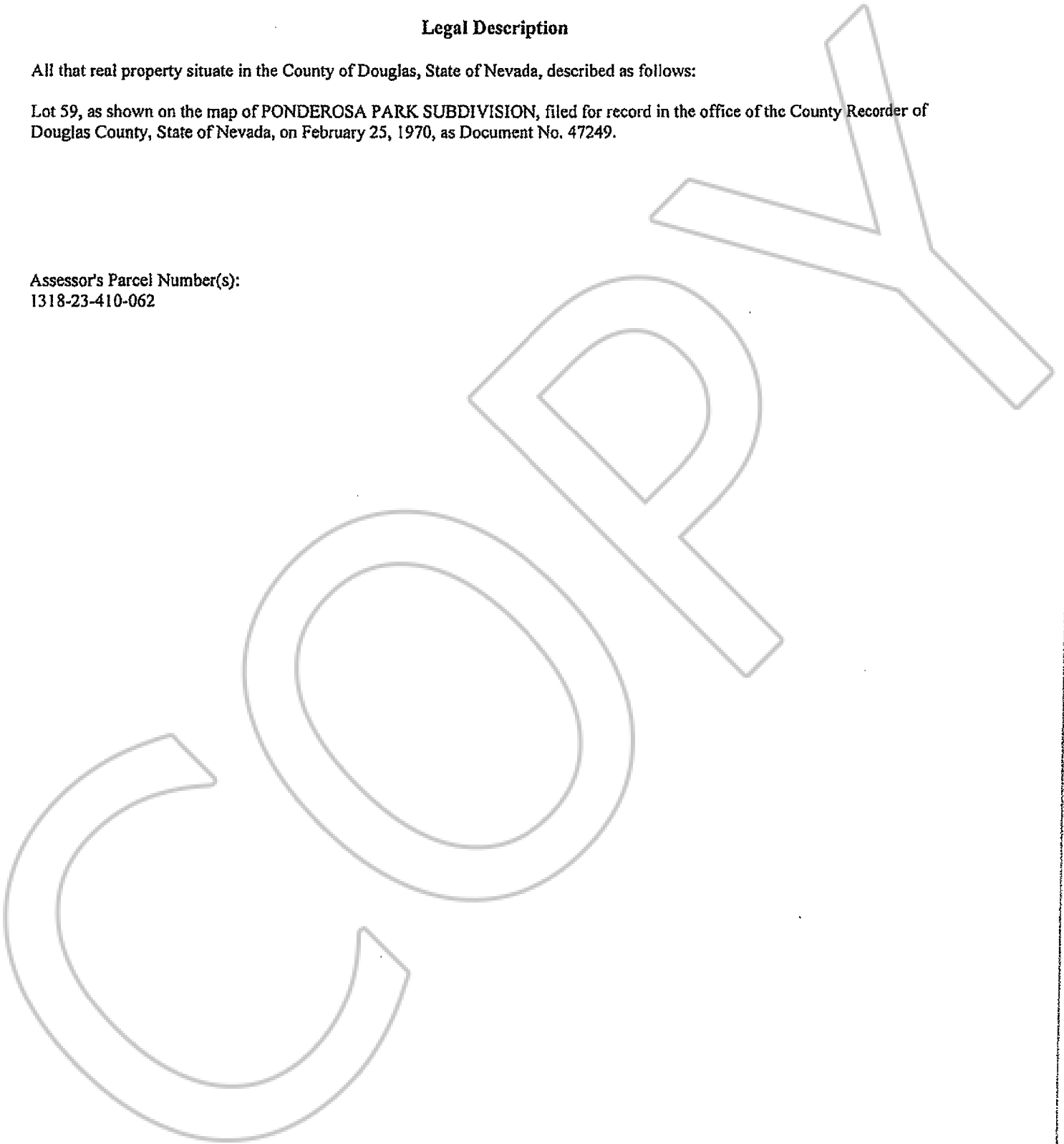
(Seal)

**Legal Description**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 59, as shown on the map of PONDEROSA PARK SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on February 25, 1970, as Document No. 47249.

Assessor's Parcel Number(s):  
1318-23-410-062



State Of Nevada  
Declaration Of Value

1. Assessor Parcel Number(s)

- a) 1318-23-410-062
- 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:

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property): \$ 0

Transfer Tax Value: \$

Real Property Transfer Tax Due: \$

3. If Exemption Claimed:

Transfer Tax Exemption: #5 spousal transfer

Explain Reason for Exemption:

1. Partial Interest: Percentage being transferred: 100%

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 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: James J. Lyons

Signature: Sunshine Lyons

Capacity: transferor

Capacity: transferee

SELLER (GRANTOR) INFORMATION  
REQUIRED

Print Name: Sunshine Lyons

Address: PO Box 10394

City: Zephyr Cove

State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION  
REQUIRED

Print Name: James J. Lyons

Address: P.O. Box 10394

City: ZEPHYR COVE

State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: ETR Co 22 West 724 Title Co

Address: 5390 Kietz Lane Ste 101

City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

94612-270