

DOUGLAS COUNTY, NV

2019-925429

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=5

02/06/2019 11:22 AM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

ASSESSOR'S PARCEL NO. 1318-16-810-020

WHEN RECORDED MAIL TO:

LISA VAUGHT
VAUGHT & BOUTRIS LLP
7677 OAKPORT ST., SUITE 1140
OAKLAND, CA 94621

MAIL TAX NOTICES TO:

JERROLD LIVINGSTON
LENORA LIVINGSTON
RANDALL SCOTT LIVINGSTON
KAREN SUE LIVINGSTON
6702 HORSEMAN'S CANYON DR.
WALNUT CREEK, CA 94595

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JERROLD LIVINGSTON AND LENORA LIVINGSTON, Trustees, under the LIVINGSTON LIVING TRUST dated November 20, 1991 (herein, "Grantor"), whose address is 6702 Horseman's Canyon Drive, Walnut Creek, CA 94595, hereby QUITCLAIMS to JERROLD LIVINGSTON and LENORA LIVINGSTON, husband and wife, and RANDALL SCOTT LIVINGSTON, a married man and Karen Sue Livingston, a married woman, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 6702 Horseman's Canyon Drive, Walnut Creek, CA 94595, 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.

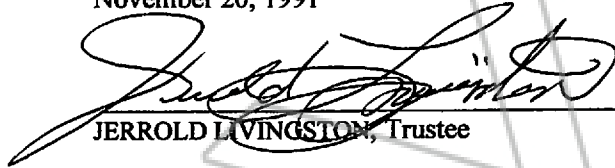
Property street address: 410 Lakeview Ave., Zephyr Cove, NV 89448

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 27 day of DEC, 2018.

GRANTOR:

LIVINGSTON LIVING TRUST dated
November 20, 1991


JERROLD LIVINGSTON, Trustee

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

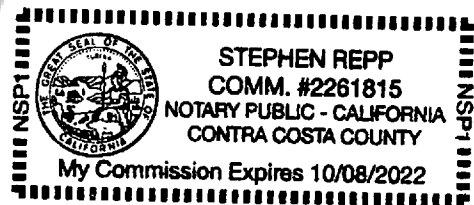
State of California
County of Contra Costa

On 12/27/18 before me, Stephen Repp Notary Public
personally appeared Jerrold Livingston, 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  (Seal)



GRANTOR:

LIVINGSTON LIVING TRUST dated
November 20, 1991

Lenora Livingston
LENORA LIVINOSTON, Trustee

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

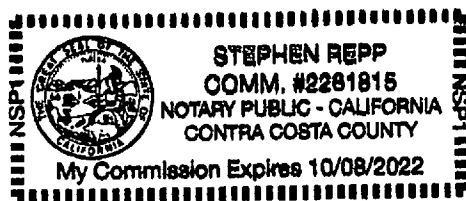
State of California,
County of Contra Costa

On 12/27/2018 before me, Stephen Repp Notary Public
personally appeared ~~Janet Livingston~~ Lenora Livingston 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 *Stephen Repp* (Seal)

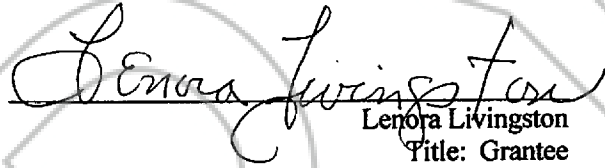


Affirmation Statement

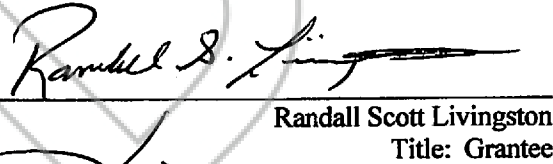
I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.



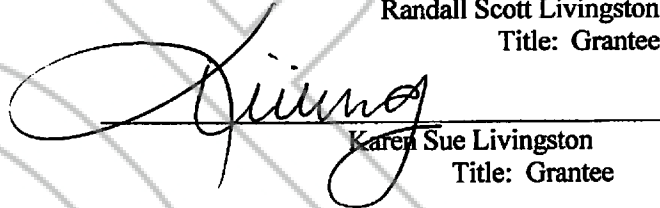
Jerrold Livingston
Title: Grantee



Lenora Livingston
Title: Grantee



Randall Scott Livingston
Title: Grantee



Karen Sue Livingston
Title: Grantee

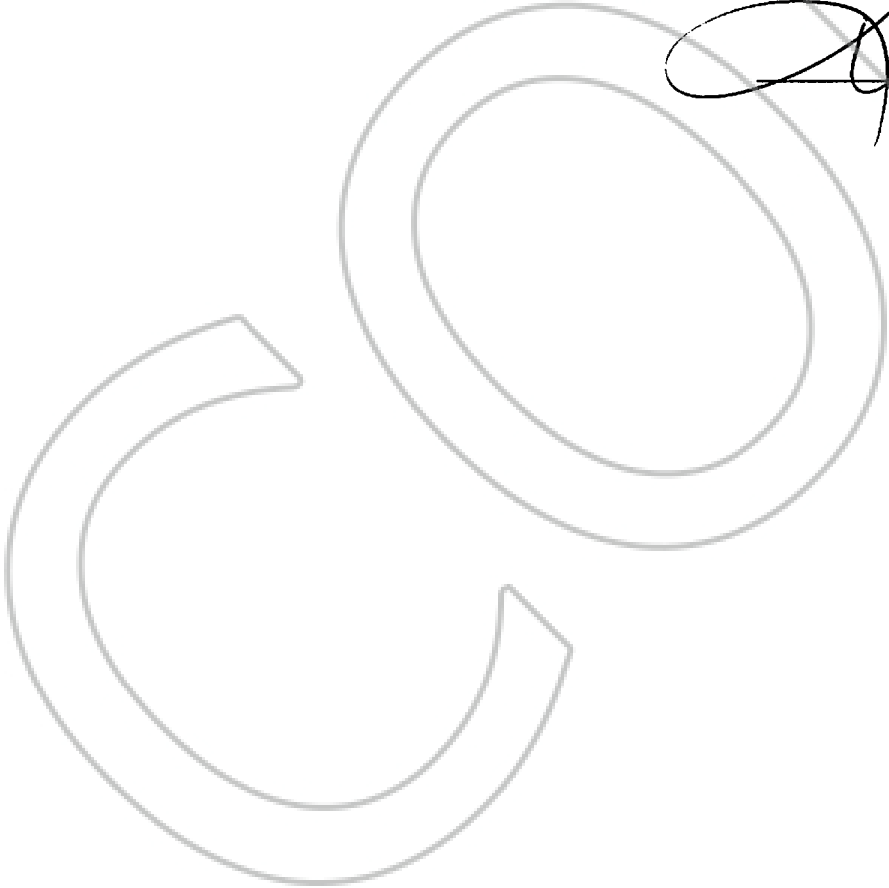


EXHIBIT A

All that portion of Lots 33 and 34 of, Second Amended, Plat of The Elks Subdivision, filed for record on June 5, 1952, Doc. No. 8537, more particularly described as follows:

Beginning at the Northeast corner of Lot 33; thence South 05°17' 27" West 100.00 feet; thence North 84°42' 33" West 46.30 feet; thence North 05°17' 27" East 42.50 feet; thence North 07°19' 30" West 58.92 feet; thence South 84°42' 33" East 59.17 feet to the Point of Beginning.

APN 1318-16-810-020

Reference is hereby made to that certain record of survey recorded June 22, 1998, in Book 698, Page 4828, Document No. 442539, Official Records.

Per NRS 111.312, this legal description was previously recorded as Document No. 808438, on August 31, 2012, in the office of the Recorder of Douglas County, Nevada.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. 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) 1318-16-810-020
 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: Verified Trust - 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 from a trust for no 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 [Signature] Capacity agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Jerrold Livingston and Lenora Livingston, Trustees, Livingston Living Trust
 Address: 6702 HORSEMAN'S CANYON DR.
 City: WALNUT CREEK
 State: CA Zip: 94595

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Jerrold Livingston
 Address: 6702 HORSEMAN'S CANYON DR.
 City: WALNUT CREEK
 State: CA Zip: 94595

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: U.S. Deeds, P.A. Escrow #: _____
 Address: 423 Lithia Pinecrest Rd.
 City: Brandon State: FL Zip: 33511