

APN# 1318-23-610-037



Recording Requested by/Mail to:  
Name: Jorge A. Lopez, Esq.  
Address: 15137 Woodlawn Avenue  
City/State/Zip: Tustin, CA 92780

KAREN ELLISON, RECORDER E07

Mail Tax Statements to:  
Name: Dwight Ellzey & Sharon Ellzey  
Address: 4812 Brookway Avenue  
City/State/Zip: Yorba Linda, CA 92886

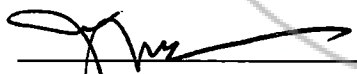
Quitclaim Deed

**Title of Document** (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)
- Judgment – NRS 17.150(4)
- Military Discharge – NRS 419.020(2)

  
\_\_\_\_\_  
Signature  
**Jorge A. Lopez, Esq.**  
\_\_\_\_\_  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting  
\_\_\_\_\_  
\_\_\_\_\_

WHEN RECORDED MAIL TO:  
Jorge A. Lopez, Esq.  
JORGENSEN & SALBERG, LLP  
15137 Woodlawn Avenue  
Tustin, CA 92780

MAIL TAX STATEMENTS TO:  
Dwight and Sharon Ellzey, Trustees  
4812 Brookway Avenue  
Yorba Linda, CA 92286

APN: 1318-23-610-037

## QUITCLAIM DEED

This transfer is exempt from the documentary transfer tax (transfer to revocable trust that may be revoked by the transferor and is for the benefit of the transferor and/or the transferor's spouse)

The documentary transfer tax is \$ 0.00 and is computed on:

the full value of the interest in the property conveyed

the full value less the value of liens of encumbrances remaining at the time of the sale

The property is located in an  unincorporated area,  the city of Zephyr Cove

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DWIGHT ELLZEY, hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to DWIGHT ELLZEY and SHARON ELLZEY, as trustees of THE ELLZEY FAMILY TRUST dated April 15, 2019, and as their community property, the following real property in the City of Zephyr Cove, County of Douglas, State of Nevada:

Described as: Assessor's Parcel Number: 1318-23-610-037;  
Commonly Known As: 254 Sherwood Court, Zephyr Cove, NV 89448  
Legal Description: See Exhibit "A" attached hereto and made part hereof

DATED: April 15, 2019

  
\_\_\_\_\_  
DWIGHT ELLZEY, Grantor

# 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 Orange )

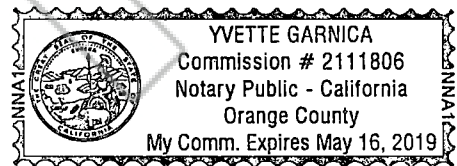
On April 15, 2019 before me, Yvette Garnica, Notary Public  
(insert name and title of the officer)

personally appeared Dwight Ellzey  
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)



**EXHIBIT "A"**

Lot 38 in Block B of LAKEWOOD KNOLLS ANNEX, according to the map thereof filed in the office of the County Recorder of Douglas County, Nevada, on May 12, 1959.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said parties of the second part, and to the survivor of them, and to the heirs and assigns of such survivor forever. SUBJECT, HOWEVER, to restrictive covenants recorded in Book E of Miscellaneous, under File No. 14379, Douglas County, Nevada, records, and subject to all easements of record and apparent upon an examination of said premises, and applicable Zoning Ordinances.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-23-610-037  
 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: <i>Verified Trust - J</i>             |            |
| <i>Per Yvette - TRF is w/o consideration</i> |            |

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 of title to a trust

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 Attorney for Buyer & Seller  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Dwight Ellzey & Sharon Ellzey  
 Address: 4812 Brookway Avenue  
 City: Yorba Linda  
 State: CA Zip: 92886

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Dwight Ellzey & Sharon Ellzey  
 Address: 4812 Brookway Avenue  
 City: Yorba Linda  
 State: CA Zip: 92886

**COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)**  
 Print Name: Jorge A. Lopez, Esq. Escrow # \_\_\_\_\_  
 Address: 15137 Woodlawn Avenue  
 City: Tustin State: CA Zip: 92780