

DOUGLAS COUNTY, NV

2019-935278

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=5

09/17/2019 10:56 AM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

ASSESSOR'S PARCEL NO. 1418-27-811-005

**WHEN RECORDED MAIL TO:**

LEANNE E. MAILLIAN  
LAW OFFICES OF LEANNE E. MAILLIAN  
16530 VENTURA BOULEVARD  
SUITE 404  
ENCINO, CA 91436

**MAIL TAX NOTICES TO:**

ANA MILENA CORTES, TRUSTEE  
VICTOR PEREZ, TRUSTEE  
15656 CROWNRIDGE PLACE  
SHERMAN OAKS, CA 91403

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ANA MILENA CORTES AND VICTOR PEREZ, wife and husband, as community property (herein, "Grantor"), whose address is 15656 Crownridge Place, Sherman Oaks, CA 91403, hereby QUITCLAIMS to ANA MILENA CORTES AND VICTOR PEREZ, Trustees, or any successors in trust, under THE PEREZ-CORTES FAMILY TRUST dated July 11, 2019 and any amendments thereto (herein, "Grantee"), whose address is 15656 Crownridge Place, Sherman Oaks, CA 91403, 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: 275 Lark Circle, Glenbrook, NV 89413

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 26 day of 8, 2019.

GRANTOR:

*Ana Milena Cortes*

ANA MILENA CORTES

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 LOS ANGELES

On 8/26/2019, before me, M. I. Braun, the Notary Public, personally appeared Ana Milena Cortes, who proved to me on the basis of satisfactory evidence to be the person(s) 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(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on 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.

*M. I. Braun*  
\_\_\_\_\_  
Signature of Notary Public (Seal)



GRANTOR:

*[Handwritten Signature]*  
VICTOR PEREZ

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.

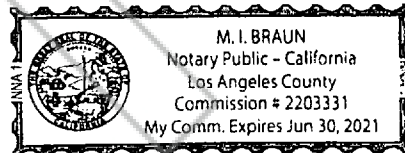
STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

On 8/26/2019, before me, M. I. Braun, the Notary Public, personally appeared Victor Perez, who proved to me on the basis of satisfactory evidence to be the person(s) 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(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on 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.

*[Handwritten Signature]* (Seal)  
Signature of Notary Public

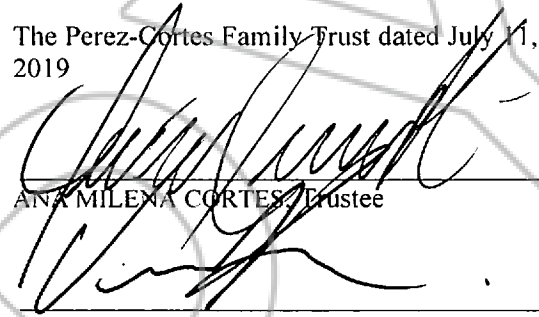


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**Affirmation Statement**

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

The Perez-Cortes Family Trust dated July 11, 2019



ANA MILEXA CORTES, Trustee

VICTOR PEREZ, Trustee

Grantee



EXHIBIT A

Lot 63, as shown on the map of CAVE ROCK ESTATES UNIT NO. 2, filed in the office of the County Recorder on July 29, 1968, Document No. 41604, Official Records of Douglas County, State of Nevada.

EXCEPTING THEREFROM that portion of Lot 63 of said Cave Rock Estates Unit No. 2, conveyed by Individual Grant Deed - Lot Line Adjustment recorded January 21, 1993, as Document No. 297809, in Book 193, Page 2917, Official Records of Douglas County, Nevada, described as follows:

Beginning at the Northwest corner of Lot 60 of said Cave Rock Estates Unit No. 2; thence South 8°00' East 39.53 feet; thence North 34°51'11" West 78.48 feet; thence South 57°18'00" East 46.76 feet to the Point of Beginning.

TOGETHER WITH that portion of Lot 62 of said Cave Rock Estates Unit No. 2, conveyed by Individual Grant Deed - Lot Line Adjustment recorded January 21, 1993, as Document No. 297810, in Book 193, Page 2919, Official Records of Douglas County, Nevada, described as follows:

Beginning at the Northwest corner of said Lot 62; thence North 63°00' East 25.00 feet; thence South 34°51.11" East 56.63 feet; thence North 57°18'00" West 64.86 feet to the Point of Beginning.

Per NRS 111.312, this legal description was previously recorded as Document No. 2017-903386, on August 31, 2017, 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**

5. Assessor Parcel Number(s)  
 a) 1418-27-811-005  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

6. 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

7. Total Value/Sales Price of Property \$ 0.00 / value - \$232,000  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 0.00  
 Real Property Transfer Tax Due \$ 0.00

8. **If Exemption Claimed:**  
 c. Transfer Tax Exemption per NRS 375.090, Section 7  
 d. Explain Reason for Exemption: transfer to trust without 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 \_\_\_\_\_ Capacity GRANTEE  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Ana Milena Cortes & Victor Perez  
 Address: 15656 Crownridge Place  
 City: Sherman Oaks  
 State: CA Zip: 91403

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)** *Ana Milena Cortes + Victor Perez + trcs.*  
 Print Name: The Perez-Cortes Family Trust  
 Address: 15656 Crownridge Place  
 City: Sherman Oaks  
 State: CA Zip: 91403

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: US Deeds, PA Escrow #: \_\_\_\_\_  
 Address: 423 Lithia Pinecrest Road  
 City: Brandon State: FL Zip: 33511