

LAND COURT SYSTEM

REGULAR SYSTEM

AFTER RECORDATION, RETURN BY: [ ] MAIL [ ] PICKUP

R. Clay Sutherland  
173 Hoohana Street, Suite 101  
Kahului, HI 96732

APN 1418-11-412-004

Total Number of Pages: 3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

ROBERT S. SUTHERLAND and CHERRY ANNE SUTHERLAND, husband wife, whose residence and post office address is 1100 Pulehuiki Road, Kula, Hawaii 96790 hereinafter called the "Grantor", without consideration, to R. CLAY SUTHERLAND, Trustee of the Robert Seymour Sutherland Revocable Trust Agreement dated February 23, 2005, with powers to buy, sell, convey, mortgage, lease, etc. the property of said Trust, as a Tenant in Severalty (in Trust) as to an undivided thirty-seven and 50/100 percent (37.50%) interest, and R. CLAY SUTHERLAND, Trustee of the Cherry Anne Sutherland Revocable Trust Agreement dated February 16, 2005, with powers to buy, sell, convey, mortgage, lease, etc. the property of said Trust, as a Tenant in Severalty (in Trust) as to an undivided thirty-seven and 50/100 percent (37.50%) interest, both of whose post office address is 1100 Pulehuiki Road, Kula, Maui, Hawaii 96790, and RICHARD CLAY SUTHERLAND and SUSAN DENISE SUTHERLAND, husband and wife, as joint tenants, as to an undivided twenty-five percent (25%) interest, whose residence and post office address is 477 Waipoli Road, Kula, Hawaii 96790, hereinafter called the "Grantee", the receipt of which is hereby acknowledged, does hereby remise,

release and quitclaim unto the Grantee, as Tenants in Common, all the property described as follows:

PARCEL 1: Lot 82, in Block E, as shown on the Second Amended Plat of GLENBROOK UNIT NO. 2, filed in the Office of the County Recorder of Douglas County, Nevada on January 30, 1980.

PARCEL 2: The exclusive right to use for garage purposes those parcels designated as "Garage Easements" that are appurtenant to Lot 82, in Block E, as shown on the Second Amended Plat of GLENBROOK UNIT NO. 2, filed in the Office of the County Recorder of Douglas County, Nevada, on January 30, 1980.

AND the reversions, remainders, rents, issues and profits thereof, and all of the estate, right, title and interest of the Grantor, both at law and in equity, therein and thereto.

TO HAVE AND TO HOLD the same, together with the improvements thereon and all rights, easements, privileges and appurtenances thereunto belonging or appertaining, unto the Grantee, according to the tenancy herein set forth, forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seised in fee simple of the premises described herein and has good right to sell and convey the same; that the same are free and clear of all encumbrances except as set forth herein and except for the lien of real property taxes not yet required by law to be paid; and that the Grantor will WARRANT AND DEFEND the same unto the Grantee against the lawful claims and demands of all persons, except as aforesaid.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed this 22nd day of June, 2020.

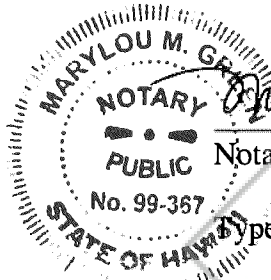
  
\_\_\_\_\_  
ROBERT SEYMOUR SUTHERLAND

  
\_\_\_\_\_  
CHERRY ANNE SUTHERLAND

Grantor

STATE OF HAWAII )  
 ) SS.  
COUNTY OF MAUI )

On this 22nd day of June, 2020, before me personally appeared Robert Seymour Sutherland and Cherry Anne Sutherland, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

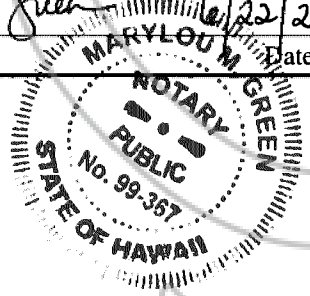


*Marylou M. Green*  
\_\_\_\_\_  
Notary Public, State of Hawaii

Typed or Printed Name: Marylou <sup>M.</sup> Green *me*

My commission expires: *July 31, 2021*

HAWAII NOTARY CERTIFICATION	
Date of document: June 22, 2020	# Pages: -03-
Name of Notary: Marylou <sup>M.</sup> Green <i>me</i>	Second Circuit
Document Description: <u>Warranty Deed</u>	
<i>Marylou M. Green</i> _____ Notary Signature	<i>6/22/2020</i> _____ Date



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1418-11-412-004  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |   |  |
|---|--|
| a. <input type="checkbox"/> Vacant Land             | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input checked="" type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex         |
| e. <input type="checkbox"/> Apt. Bldg               | f. <input type="checkbox"/> Comm'l/Ind'l     |
| g. <input type="checkbox"/> Agricultural            | h. <input type="checkbox"/> Mobile Home      |
| <input type="checkbox"/> Other                      |  |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - JS</u>	

- 3.a. Total Value/Sales Price of Property \$ without consideration  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section #5 and #7  
 b. Explain Reason for Exemption: Without consideration. Sellers are transferring 75% to their trusts and 25% to their son and daughter-in-law

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: [Handwritten Signature] Capacity: attorney for Seller  
 Signature: [Handwritten Signature] Capacity: Buyer

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Robert & CherryAnne Sutherland  
 Address: P.O. Box 881114  
 City: Pukalani  
 State: Hawaii Zip: 96768

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Richard and Susan Sutherland  
 Address: 477 Waipoli Road  
 City: Kula  
 State: Hawaii Zip: 96790

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Richard Clay Sutherland  
 Address: 477 Waipoli Road  
 City: Kula

Escrow # \_\_\_\_\_  
 State: Hawaii Zip: 96790