

APN# 1318-15-111-059

Recording Requestedby/Mail to:

Name: Daniel B. Newbold

Address: 1999 Harrison St. 26th Fl

City/State/Zip: Oakland, CA 94612

Mail Tax Statements to:

Name: Thomas William Norton

Address: 776 Augusta Drive

City/State/Zip: Moraga, CA 94556



KAREN ELLISON, RECORDER E07

QUIT CLAIM 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

\_\_\_\_\_  
Printed Name

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recording Requested By:

Daniel B. Newbold, Esq.  
1999 Harrison Street, 26<sup>th</sup> Floor  
Oakland, CA 94612

And When Recorded Mail to:

Daniel B. Newbold, Esq.  
1999 Harrison Street, 25<sup>th</sup> Floor  
Oakland, CA 94612

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDER'S USE

Mail Tax Statements to:

Thomas William Norton, Trustee  
776 Augusta Drive  
Moraga, CA

The undersigned grantor or representative declares:

Documentary transfer tax is \$ 0 **Transfer out of a trust, not pursuant to a sale.**

No tax due - no consideration paid by grantee(s).  
City conveyance fee is \$ 0

**QUITCLAIM DEED**

THIS QUIT CLAIM DEED, is made this 2<sup>nd</sup> day of December 2020, between Thomas William Norton as Trustee of the Norton 2019 Irrevocable Trust, dated March 28, 2019 ("Grantor") and Bernard W. Norton and Phyllis J. Norton ("Grantee").

WITNESS, that the Grantor, without monetary consideration, hereby remises, releases and quitclaims unto the Grantee as their community property, all of the Grantor's right, title, interest, claim and demand that the Grantor has in and to the real property, together with the fixtures and improvements located thereon, if any, in the County of Douglas and State of Nevada, described as follows: **See Exhibit 'A' attached hereto and by this referenced made a part hereof.**

Commonly Known As: 600 Highway 50, Unit #110, Zephyr Cove, NV.  
APN: 05-212-59

EXECUTED AND DELIVERED on the date set forth above.



\_\_\_\_\_  
Thomas William Norton, Trustee

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 Contra Costa )

On December 2, 2020, before me, M. Wong, Notary Public, personally appeared Thomas William Norton, 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 *MW* (Seal)

**EXHIBIT A**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

**PARCEL NO. 1**

Unit 110, as shown on the Official Plat of PINEWILD, UNIT NO. 2, A CONDOMINIUM, filed for record in the Office of the County Recorder, Douglas County, Nevada on October 23, 1973 in Book 1073, Page 1058, as Document No. 69660.

**PARCEL NO. 2**

The exclusive right to the use and possession of those certain patio areas adjacent to said unit designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel No. 1, above.

**PARCEL NO. 3**

An undivided interest as tenants in common as such interest is set forth in Book 377, Page 417, of the real property described on the Subdivision Map referred to in Parcel No 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of PINEWILD, A CONDOMINIUM project, recorded March 11, 1974, in Book 374 of Official Records at Page 193, and Supplemental to Amended Declaration of Covenants, Conditions and Restrictions PINEWILD, A CONDOMINIUM project, recorded March 9, 1977 in Book 377 of Official Records at page 411, as Limited Common Area and thereby allocated to the unit described in Parcel No. 1 above, and excepting non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

**PARCEL NO. 4**

Non-exclusive easements appurtenant to Parcel No. 1, above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas defined and set forth in the Declaration of Covenants, Conditions and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3 above.

Assessor's Parcel No. 05-212-59

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 05-212-59  
 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                      |  |

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: 12/9/20 <sup>1-48</sup>  
 Notes: Verified Original Trust  
\* updated APN \*

- 3.a. Total Value/Sales Price of Property \$ 0.00  
 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 7  
 b. Explain Reason for Exemption: This is a transfer of title from a trust without consideration for the benefit of the grantors/beneficiaries of the 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 Tom Norton Capacity: Seller  
 Signature Bernard Norton Phyllis Norton Capacity: Buyer

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Thomas William Norton  
 Address: 224 Toscana Dr  
 City: Dayton  
 State: NV Zip: 89403

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Bernard and Phyllis Norton  
 Address: 776 Augusta Drive  
 City: Moraga  
 State: CA Zip: 94556

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Daniel B. Newbold Escrow # Not Applicable  
 Address: 1999 Harrison St. 26th Floor  
 City: Oakland State: CA Zip: 94612