

DOUGLAS COUNTY, NV

2021-960798

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

01/27/2021 02:12 PM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

**ASSESSOR'S PARCEL NO. 1318-03-212-031**

**WHEN RECORDED MAIL TO:**

MULLEN & HENZELL, L.L.P.  
112 E. VICTORIA STREET  
P.O. DRAWER 789  
SANTA BARBARA, CA 93101

**MAIL TAX NOTICES TO:**

SANDRA L. ADAM, TRUSTEE  
JOHN M. ADAM, TRUSTEE  
P.O. BOX 5835  
SANTA MARIA, CA 93456

## QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JOHN M. ADAM, Trustee, under THE JOHN M. ADAM FAMILY REVOCABLE TRUST dated September 30, 2007 (herein, "Grantor"), whose address is P.O. Box 5835, Santa Maria, CA 93456, hereby QUITCLAIMS to SANDRA L. ADAM AND JOHN M. ADAM, Trustees, or any successors in trust, under THE J/S ADAM FAMILY 2020 REVOCABLE TRUST dated Dec 29 2020 and any amendments thereto (herein, "Grantee"), whose address is P.O. Box 5835, Santa Maria, CA 93456, 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: 109 Tahoe Drive, 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 29<sup>th</sup> day of December, 2020.

GRANTOR:

THE JOHN M. ADAM FAMILY REVOCABLE  
TRUST dated September 30, 2007

  
JOHN M. ADAM, 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.*

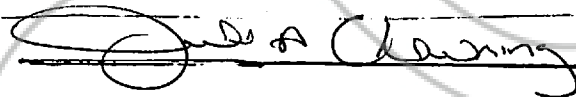
STATE OF CALIFORNIA

COUNTY OF Santa Barbara

On 1/12/2021, before Julie A. Chewning Notary Public, personally appeared JOHN M. ADAM, 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 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.

  
\_\_\_\_\_  
(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.

The J/S Adam Family 2020 Revocable Trust  
dated Dec 29 2020

Sandra L Adam  
SANDRA L. ADAM, Trustee

John M. Adam  
JOHN M. ADAM, Trustee  
Grantee



**EXHIBIT A**

ALL THAT PORTION OF LOTS 197 AND 198 OF SKYLAND SUBDIVISION NO. 3, FILED FOR RECORD ON FEBRUARY 24, 1960, AS DOCUMENT NO. 15653, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 198; THENCE NORTH 10 DEGREES 09'18" WEST 159.91 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 147.20 FEET; A CENTRAL ANGLE OF 10 DEGREES 08'00" AND AN ARC LENGTH OF 26.03 FEET, THE CHORD OF SAID CURVE BEARS NORTH 76 DEGREES 43'30" EAST 26.00 FEET; THENCE NORTH 71 DEGREES 39'30" EAST 105.26 FEET; THENCE SOUTH 08 DEGREES 00'21" EAST 188.47 FEET; THENCE NORTH 85 DEGREES 06'12" WEST 43.72 FEET; THENCE SOUTH 80 DEGREES 19'18" WEST 80.86 FEET TO THE POINT OF BEGINNING.

Per NRS 111.312, this legal description was previously recorded as Document No. 839494, in Book 314, Page 2126, on March 14, 2014, 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) 1318-03-212-031  
b) \_\_\_\_\_

2. Type of Property:  
a)  Vacant Land      b)  Single Fam. Res.  
c)  Condo/Twnhse    d)  2-4 Plex  
e)  Apt. Bldg          f)  Comm'/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 to 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 John M. Adam Capacity GRANTOR  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
Print Name: John M. Adam, Trustee of The John M. Adam Family Revocable Trust  
Address: P.O. Box 5835  
City: Santa Maria  
State: CA Zip: 93456

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
Print Name: Sandra L. Adam and John M. Adam, Trustees of The J/S Adam Family 2020 Revocable Trust  
Address: P.O. Box 5835  
City: Santa Maria  
State: CA Zip: 93456

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

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
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Signature John M. Adam Capacity GRANTEE  
 Signature Sandra L. Adam Capacity \_\_\_\_\_

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**(REQUIRED)**

Print Name: John M. Adam, Trustee of The John M. Adam Family Revocable Trust

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