

APN 131826101006

DOUGLAS COUNTY, NV

2022-982576

RPTT:\$0.00 Rec:\$40.00

03/16/2022 03:55 PM

\$40.00 Pgs=3

THE FADEL LAW FIRM

KAREN ELLISON, RECORDER

E07

WHEN RECORDED RETURN TO:

THE FADEL LAW FIRM
170 West 400 South
Bountiful, UT 84010

**RECORDING REQUESTED BY AND
MAIL FUTURE TAX STATEMENTS TO:**

Sherrie Hayashi & Mark Masters
2768 E Comanche Drive
Salt Lake City, UT 84108

EXEMPTION: Pursuant to NRS 375.090 (7), transfer is exempt from transfer taxes imposed by NRS 375.020, 375.023, and 375.026

QUITCLAIM DEED

SHERYL MEI HAYASHI and MARK MISUO MASTERS,

Grantors,

of Salt Lake City, County of Salt Lake, State of Utah, hereby

Quitclaim to

**SHERYL HAYASHI and MARK MASTERS, or successors, as Trustees
of the HAYASHI MASTERS JOINT LIVING TRUST, dated May 13, 2019,**

Grantee,

of Salt Lake City, County of Salt Lake, State of Utah,

for the sum of Ten and 00/100 Dollars and other good and valuable consideration, the following described tract of land located in Douglas County, State of Nevada, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

EXHIBIT "A"

An undivided one three thousand two hundred and thirteenth (1/3213) interest as a tenant-in-common in the following described real property (The Real Property):

A portion of the north one-half of the Northwest one-quarter of Section 26, Township 13 North, Range 18 East, M.D.B.&M., described as follows: Parcel 3, as shown on that amended Parcel Map for John E. Michelsen and Walter Cox recorded February 3, 1981, in Book 281 of Official Records at page 172, Douglas County, Nevada, as Document No. 53178, said map being an amended map of Parcels 3 and 4 as shown on that certain map for John E. Michelsen and Walter Cox, recorded February 10, 1978, in Book 278, of Official Records at page 591, Douglas County, Nevada, as Document No. 17578.

Excepting from the real property the exclusive right to use and occupy all of the Dwelling Units as defined in the "Declaration of Timeshare Use" and subsequent amendments thereto as hereinafter referred to.

Also excepting from the real property and reserving to grantor, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6, and 2.7 of said Declaration of Timeshare Use and amendments thereto together with the right to grant said easements to others.

Together with the exclusive right to use and occupy a "Unit" as defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283, at page 1341 as Document No. 76233 of Official Records of the County of Douglas, State of Nevada and amendment to Declaration of Timeshare Use recorded April 20, 1983 in Book 483 at Page 1021, Official Records of Douglas County, Nevada as Document No. 78917, and second amendment to Declaration of Timeshare Use recorded July 20, 1983 in Book 783 of Official Records at Page 1688, Douglas County, Nevada as Document No 84425 and third amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at page 2572, Official Records of Douglas County, Nevada, as Document No. 89535, ("Declaration"), during a "Use Period", within the HIGH season within the "Owner's Use Year", as defined in the Declaration, together with a nonexclusive right to use the common areas as defined in the Declaration.

Subject to all covenants, conditions, restrictions, limitations, easments, rights-of-way of record.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 131826101006
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: Trust ok js

3.a. Total Value/Sales Price of Property \$ _____
 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: A TRANSFER OF TITLE TO A TRUST WITHOUT CONSIDERATION AND A CERT OF TRUST WAS PROVIDED AT TIME OF RECORDING

5. Partial Interest: Percentage being transferred: 100 %
 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: GRANTOR

Signature [Signature] Capacity: GRANTEE/TRUSTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: SHERYL MEI HAYASHI
 Address: 2768 E Comanche Drive
 City: SALT LAKE CITY
 State: UT Zip: 84108

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: MARK MASTERS, TRUSTEE
 Address: 2768 E Comanche Drive
 City: SALT LAKE CITY
 State: UT Zip: 84108

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: THE FADEL LAW FIRM Escrow # _____
 Address: 170 WEST 400 SOUTH
 City: BOUNTIFUL, UT 84010 State: _____ Zip: _____