

THE UNDERSIGNED HEREBY AFFIRMS THAT
THIS DOCUMENT DOES NOT CONTAIN A
SOCIAL SECURITY NUMBER PER NRS 239B.030.
APN: 1220-10-812-001



SHAWNYNE GARREN, RECORDER E07

Recording Requested by:
Grantors, DAVID E. NELSON and JEANNE M. SHIZURU

When Recorded Mail Document and tax statements to:
NELSON-SHIZURU REVOCABLE LIVING TRUST
P.O. Box 723
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUIT CLAIM DEED

DAVID E. NELSON and JEANNE M. SHIZURU, husband and wife, as joint tenants with right of survivorship, without consideration, do hereby remise, release and forever quitclaim all right, title and interest to the NELSON-SHIZURU REVOCABLE LIVING TRUST, dated January 20, 2015, DAVID E. NELSON and JEANNE M. SHIZURU, as Trustees, the following described real property situated in Douglas County, State of Nevada, bounded and described as:

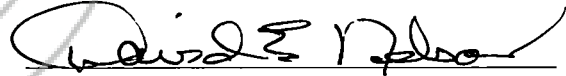
LOT 1, AS SHOWN ON THE MAP OF COUNTRY CLUB TOWNHOUSES, FILED FOR RECORD IN THE OFFICE F THE COUNTY RECORDER ON JANUARY 9, 1974, AS DOCUMENT NO. 71059, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

Which has the address of: 1033 Riverview Drive.

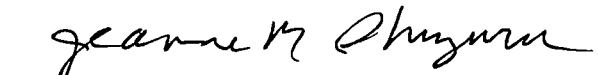
Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

WITNESS my hand this 8th day of February 2023.


DAVID E. NELSON as Grantor


DAVID E. NELSON as Trustee of the
Nelson-Shizuru Revocable Living Trust


JEANNE M. SHIZURU as Grantor


JEANNE M. SHIZURU as Trustee of the
Nelson-Shizuru Revocable Living Trust

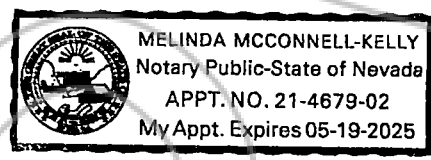
-A LOOSE CERTIFICATE ATTACHED-

STATE OF NEVADA)
CARSON CITY)

On this 8th day of February 2023 before me, a Notary Public, personally appeared DAVID E. NELSON and JEANNE M. SHIZURU personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Melinda McConnell-Kelly
Notary Public



THIS ACKNOWLEDGMENT IS ATTACHED TO A QUIT CLAIM DEED
DATED February 8, 2023

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-10-812-001
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	<u>2/10/23</u>
NOTES:	<u>Trust OK AB</u>

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 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: A transfer of title to or from a trust without consideration if a certificate of trust is present at the time of transfer.
 c. 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 David E. Nelson Capacity Grantor - Trustee
 Signature Jeanne M. Shizuru Capacity Grantor - Trustee

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>David E. Nelson and Jeanne M. Shizuru</u>	Print Name: <u>David E. Nelson and Jeanne M. Shizuru - Trustees</u>
Address: <u>P.O. Box 723</u>	Address: <u>P.O. Box 723</u>
City: <u>Gardnerville</u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89410</u>	State: <u>NV</u> Zip: <u>89410</u>

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: A+ Documents Escrow # _____
 Address 411 W. Third Street, Suite 1
 City: Carson City State: NV Zip: 89703