

Assessor's Parcel Number:

1318-26-101-037

RPTT: \$-0-

Prepared By:

Colorado Real Estate Documents
and Notary Services, LLC

After Recording Return To:

Shuji Sambu
P.O. Box 16849
South Lake Tahoe, CA 96151

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On April 24, 2023 THE GRANTOR,

- Kiyoko Sambu, Ex-Wife of the Grantee Herein,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Shuji Sambu, an Unmarried Man, residing at 925 Tahoe Island Drive, South Lake Tahoe, CA 96150

the following described real estate, situated in the County of Douglas, State of Nevada

Legal Description:

See "Exhibit A" attached hereto and made a part hereof.

Commonly known as: 281 KINGSBURY GRADE, STATELINE, NV 89449

Description is as it appears in Instrument No. 0444816 Book 0798 Page 3927, Official Records, Douglas County, Nevada.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

QUITCLAIM DEED
(continued)

This conveyance removes a Joint Tenant pursuant to a divorce.

Grantor Signatures:

DATED: 4-26-2023

Kiyoko Sambu
Kiyoko Sambu
925 Tahoe Island Drive, South Lake Tahoe, CA 96150

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.

CALIFORNIA
State of Nevada
County of El Dorado

On April 26, 2023 before me, T. Lang,
Notary Public, personally appeared Kiyoko Sambu,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within the 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]
Notary Public

(Notary Seal)



May 3, 2025
My commission expires

DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1: Commencing at the one quarter corner common to Sections 23 and 26, Township 13 North, Range 18 East, M.D.B.&M., thence from said point of commencement North 89°46' West along the Northerly line of the Northwest quarter of Section 26, 655.20 feet to the point of beginning for this description; thence from said point of beginning and continuing along said Northerly line of the Northwest quarter of Section 26, North 89°46' West 163.80 feet; thence leaving said line South 0°08' West 175.11 feet; thence North 75°21'30" East 169.40 feet; thence North 0°08' East 131.62 feet to the point of beginning.

EXCEPTING THEREFROM any portion of the above described property lying within the boundaries of Kingsbury Grade.

PARCEL 2: A non-exclusive easement for roadway and utility purposes, 15 feet in width, and lying equally 7.5 feet on each side of the following described centerline; Beginning at a point on the Southerly line of Parcel One, distant thereon South 75°21'30" west 29.62 feet from the Southeast corner of Parcel One; thence from said point of beginning South 17°40'30" East 15.45 feet; thence South 31°07'45" East 31.63 feet; thence South 0°08' West 82.61 feet.

PARCEL 3: A non-exclusive easement for roadway and utility purposes, 15 feet in width, and lying Northerly from the following described Southerly line commencing at the Southeast corner of Parcel 1; thence from said point of commencement South 0°08' West 131.92 feet to the point of beginning for this description; thence from said point of beginning South 89°46' East 163.80 feet.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-26-101-037
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input checked="" 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: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 6
 b. Explain Reason for Exemption: This conveyance removes a Joint Tenant pursuant to divorce

5. Partial Interest: Percentage being transferred: 50 %
 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.

XX Signature Kiyoko Sambu Capacity: Grantor
Kiyoko Sambu
 XX Signature Shuji Sambu Capacity: Grantee
Shuji Sambu

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

XX Print Name: Kiyoko Sambu
 Address: 925 Tahoe Island Drive
 City: South Lake Tahoe
 State: CA Zip: 96150

Print Name: Shuji Sambu
 Address: 925 Tahoe Island Drive
 City: South Lake Tahoe
 State: CA Zip: 96150

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Colorado Real Estate Documents and Notary Services, LLC Escrow # N/A
 Address: 6437 Iris Court
 City: Arvada, CO State: CO Zip: 80004

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED