

DOUGLAS COUNTY, NV

2023-997756

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

06/21/2023 08:18 AM

AMROCK, LLC

SHAWNYNE GARREN, RECORDER

E03

APN: 1319-30-621-006

R.P.T.T.: \$0.00

Exempt: (3)

Recording Requested By:

Jeffrey A. Shotts
506 La Mesa Drive
Menlo Park, CA 94028

After Recording Mail To:

Jeffrey A. Shotts, et al
506 La Mesa Drive
Menlo Park, CA 94028

Send Subsequent Tax Bills To:

Jeffrey A. Shotts, et al
506 La Mesa Drive
Menlo Park, CA 94028

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT, Jeffrey A. Shotts and Mary J. Yoon, Trustee of the Shotts-Yoon Family Trust, dated August 19, 2008, who acquired title incorrectly as Jeffrey A. Shotts and Mary J. Yoon, Trustee of the Shotts-Yoon Family Trust dated August 9, 2008, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Jeffrey A. Shotts and Mary J. Yoon, Trustee of the Shotts-Yoon Family Trust, dated August 19, 2008, whose address is 506 La Mesa Drive, Menlo Park, CA 94028,

ALL that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 769 North Bowl Lane Unit D, Stateline, NV 89449

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.



PRO 73121343 QC101 01 0103

(Attached to and becoming a part of Quitclaim Deed dated 06/16/2023 between Jeffrey A. Shotts and Mary J. Yoon, Trustee of the Shotts-Yoon Family Trust, dated August 19, 2008, who acquired title incorrectly as Jeffrey A. Shotts and Mary J. Yoon, Trustee of the Shotts-Yoon Family Trust dated August 9, 2008, as Seller(s) and Jeffrey A. Shotts and Mary J. Yoon, Trustee of the Shotts-Yoon Family Trust, dated August 19, 2008, as Purchaser(s).)

WITNESS my/our hands, this 16th day of June, 2023.

[Signature]
Jeffrey A. Shotts, Trustee

Mary J. Yoon
Mary J. Yoon, Trustee

STATE OF California)
COUNTY OF San Mateo)^{ss}

This instrument was acknowledged before me, this 16th day of June, 2023, by Jeffrey A. Shotts, Trustee and Mary J. Yoon, Trustee.
28 28

NOTARY STAMP/SEAL

Lori Lindgren
Notary Public
Notary Public
Title and Rank
My Commission Expires: 07/02/23



EXHIBIT A – LEGAL DESCRIPTION

Land situated in the County of Douglas in the State of NV

UNIT D, AS SHOWN ON THE CONDOMINIUM MAP OF LOT 22, TAHOE VILLAGE UNIT NO. 2, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 21, 1978, AS DOCUMENT NO. 24380.

TOGETHER WITH AN UNDIVIDED 1/6TH INTEREST IN AND TO THE COMMON AREA AS SHOWN ON THE CONDOMINIUM MAP OF LOT 22, TAHOE VILLAGE UNIT NO. 2, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 21, 1978, AS DOCUMENT NO. 24380.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on April 03, 2023, as Document No. 2023-995193 in Douglas County Records, Douglas County, Nevada.



PRO 73121343 QC101 01 0303

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-30-621-006
 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: _____

3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (N/a)
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: A transfer of title recognizing the true status of ownership of the real property: correcting trust date on title that was acquired incorrectly

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: Trustee
 Signature: Mary J. Yoon Capacity: Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Shotts-Yoon Family Trust
 Address: 506 La Mesa Drive
 City: Menlo Park
 State: CA Zip: 94028

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Shotts-Yoon Family Trust
 Address: 506 La Mesa Drive
 City: Menlo Park
 State: CA Zip: 94028

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Amrock - Recording Department Escrow # 73121343
 Address: 662 Woodward Avenue
 City: Detroit State: MI Zip: 48226