

DOUGLAS COUNTY, NV

2024-1007382

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

05/03/2024 03:40 PM

FIDELITY MAJOR ACCOUNTS NEWPORT

SHAWNYNE GARREN, RECORDER

E07

Assessor's Parcel Number:

1318-09-810-065

Prepared By:

Marc Korody Canas

After Recording Return To:

Marc Korody Canas & Alan Canas

PO Box 10514

Zephyr Cove, Nevada 89448

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On April 12, 2023 THE GRANTOR(S),

- Marc Korody Canas and Alan Anthony Canas, a married couple

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

- The MARC AND ALAN CANAS FAMILY TRUST DTD 04/11/2023, Marc Korody Canas, Trustee, residing at 1860 El Camino Real, Suite 438, Burlingame, San Mateo County, California 94010

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

Legal Description:

Lot 1 in Block E, as shown on the Amended Map of Subdivision No. 2, Zephyr Cove Properties Inc., in Sections 9 and 10, Township 13 North, Range 18 East, M.D.B.&M., filed in the office of the County Recorder of Douglas County, Nevada, on August 5, 1929.

Description is as it appears in Document No. 2020.949943, 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.

A transfer of title to or from a trust without consideration, with no change in beneficial interest. Per NRS 375.090

Mail Tax Statements To:
Marc Korody Canas & Alan Canas
PO Box 10514
Zephyr Cove, Nevada 89448

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 09.18.2023
[Signature]

Marc Korody Canas
1860 El Camino Real, Suite 438
Burlingame, California
94010

DATED: 9/18/23
[Signature]

Alan Anthony Canas
1860 El Camino Real, Suite 438
Burlingame, California
94010

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

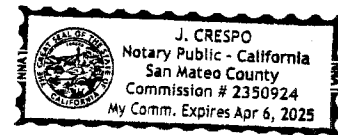
STATE OF CALIFORNIA
COUNTY OF SAN MATEO

On 9/18/2023 before me, J Crespo Notary Public, personally appeared Marc Korody Canas and Alan Anthony Canas, 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 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 Seal)
Signature of Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-09-810-065
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | | | |
|-----------------------------|--------------|--|------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input 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 RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: 5/3/24 Trust Ok~A.B
 Notes: _____

3. Total Value/Sales Price of Property \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 6424
 Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: TRANSFER OF REALTY WITHOUT CONSIDERATION TO TRUST WITHIN CHANGE IN BENEFICIAL INTEREST
 5. Partial Interest: Percentage being transferred: _____ %

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 Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: MARC MOROBY Conns Alan Conns
 Address: PO BOX 10514
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: THE MARC AND ALAN CONNS FAMILY TRST
 Address: PO BOX 10514 DTD 04.11.23
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: JASON SILVA Escrow #: ACCBAY
 Address: 100 Pine Street
 City: SAN FRANCISCO, State: CA Zip: 94111