

DOC # 0227319

05/16/2014 03:33 PM

Official Record

Recording requested By  
WATANABE & SEUMORI LLP

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$15.00 Page 1 of 2  
RPTT Recorded By LLH  
Book- 565 Page- 0292



0227319

RECORDING REQUESTED BY

GARRETT H. SUEMORI, Esq.

AND WHEN RECORDED MAIL THIS DEED  
AND, UNLESS OTHERWISE SHOWN BELOW,  
MAIL TAX STATEMENT TO:

GARRETT H. SUEMORI, Esq.  
WATANABE & SUEMOIR, LLP  
3820 Del Amo Boulevard, Suite 352  
Torrance, CA 90503

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 002-043-02

# Quitclaim Deed

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JEANNIE K. NAKANO, a married woman, as her sole and separate property, as to an undivided 1/4 interest

hereby REMISES, RELEASES AND FOREVER QUITCLAIMS TO: LARRY T. NAKANO and JOY NAKANO, husband and wife, as joint tenants, an undivided 1/4 interest in the following described real property in the County of Eureka, State of Nevada:

See Exhibit "A"

Dated 3-4-2014

JEANNIE K. NAKANO

Commonwealth of Massachusetts

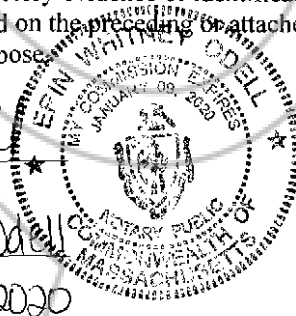
County NORFOLK

On this 4 day of MARCH, 2014, before me, the undersigned notary public, personally appeared Jeannie K. Nakano, proved to me through satisfactory evidence of identification, which was her MADL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public

Print Name: Erin Whitney Odell

My commission expires: 01/09/2020



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN,  
MAIL AS DIRECTED ABOVE.

Joy Nakano and Duane T Nakano, TTEES 22319 Kathryn Ave., Torrance, CA 90505

Name

Street Address

City & State

EXHIBIT "A"

Lot 3 of Block 24 of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, as per map recorded in said county as File No. 34081.

SUBJECT TO:

Covenants, conditions, restrictions, reservations, easements, rights and/or rights of way of record.

Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.



0227319

Book: 565  
Page: 293

05/16/2014  
Page: 2 of 2

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**DOC # DV-227319**

05/16/2014 03:33 PM

**Official Record**

1. Assessor Parcel Number(s)  
 a. : 002-043-02  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

Recording requested by  
 WATANABE & SEUMORI LLP

**Eureka County - NV**

**Mike Rebaleati - Recorder**

2. Type of Property:
- |  |  |
|--|--|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input 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 _____               |  |

Page 1 of 1 Fee \$15.00  
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3. a. Total Value/Sales Price of Property \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( )  
 c. Transfer Tax Value: \$  
 d. Real Property Transfer Tax Due \$ \$0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 04  
 b. Explain Reason for Exemption: Remove co-owner or joint tenant without consideration.

5. Partial Interest: Percentage being transferred: 25 %  
 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: Joy Nakano Capacity: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Jeannie K. Nakano  
 Address: 26 Earle Rd.  
 City: Wellesley  
 State: MA Zip: 02481-2449

Print Name: Larry T. Nakano and Joy Nakano  
 Address: 22319 Kathryn Ave.  
 City: Torrance  
 State: CA Zip: 90505

**COMPANY REQUESTING RECORDING**

Print Name: Garrett H. Suemori, Esq.  
 Address: 3820 Del Amo Blvd., Suite 352  
 City: Torrance

Escrow #: \_\_\_\_\_  
 State: CA Zip: 90503