

DOC # 0227321

05/16/2014 03:37 PM

Official Record

Recording requested By
WATANABE & SUEMORI LLP

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: Recorded By: LLH
Book- 565 Page- 0296



0227321

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 & SUEMORI, 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, LARRY T. NAKANO and JOY NAKANO, husband and wife

hereby REMISES, RELEASES AND FOREVER QUITCLAIMS TO: JOY NAKANO and DUANE T NAKANO, Trustees of the NAKANO FAMILY TRUST dated April 28, 2014 the following described real property in the County of Eureka, State of Nevada:

See Exhibit "A"

Dated May 7, 2014

Larry T. Nakano
LARRY T. NAKANO

Dated April 28, 2014

Joy Nakano
JOY NAKANO

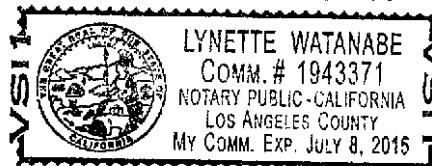
STATE OF CALIFORNIA)
)ss.
COUNTY OF LOS ANGELES)

On April 28, 2014, before me, LYNETTE WATANABE, Notary Public, personally appeared JOY NAKANO, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person 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.

Lynette Watanabe



**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

Commonwealth of Massachusetts

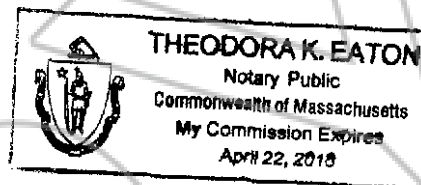
County Norfolk

On this 7th day of May, 2014, before me, the undersigned notary public, personally appeared Larry T. Nakano, proved to me through satisfactory evidence of identification, which was his MA driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Theodora K. Eaton
Notary Public

Print Name: Theodora K. Eaton

My commission expires: April 22, 2016



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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.

STATE OF NEVADA
DECLARATION OF VALUE FORM

DOC # DV-227321

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Notes:

1. Assessor Parcel Number(s)

- a. : 002-043-02
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 _____

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

\$ 0.00
()
\$
\$ \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 07
b. Explain Reason for Exemption: Transfer without consideration to or from a trust

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: *Duane T Nakano*

Capacity: Trustee

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Joy Nakano and Duane T Nakano, Trustees
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