

ASSESSOR'S PARCEL NO. 005-400-09

WHEN RECORDED MAIL TO:

NADINE JAGUNICH
KRAMER RADIN, LLP
280 SECOND STREET
SUITE 100
LOS ALTOS, CA 94022

MAIL TAX NOTICES TO:

HELEN E. LAMBERT
EDWARD E. LAMBERT
1255 MILDRED AVENUE
SAN JOSE, CA 95125

DOC# 232725

03/24/2017

12:54PM

Official Record

Requested By
U.S. DEEDS

Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 5 Fee: \$18.00
Recorded By CH RPTT: \$0.00
Book- 0600 Page- 0051



0232725

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HELEN E. LAMBERT AND EDWARD E. LAMBERT, Trustees, under THE LAMBERT FAMILY TRUST dated January 15, 1987 (herein, "Grantor"), whose address is 1255 Mildred Avenue, San Jose, CA 95125, hereby QUITCLAIMS to HELEN E. LAMBERT, an unmarried woman, as to an undivided one-half (1/2) interest as a tenant in common, whose address is 1255 Mildred Avenue, San Jose, CA 95125, and EDWARD E. LAMBERT, a married man, as his sole and separate property, as to an undivided one-half (1/2) interest as a tenant in common, whose address is 1199 Mayette Avenue, San Jose, CA 95125 (herein, "Grantee"), all of Grantor's right, title and interest in and to that certain real property located in Eureka County, Nevada, more particularly described as follows:


SEE EXHIBIT A ATTACHED HERETO.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated this 23 day of FEBRUARY, 2017.

GRANTOR:

THE LAMBERT FAMILY TRUST dated
January 15, 1987


HELEN E. LAMBERT, Trustee
H. E.

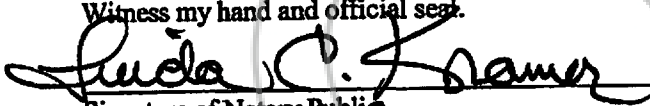
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

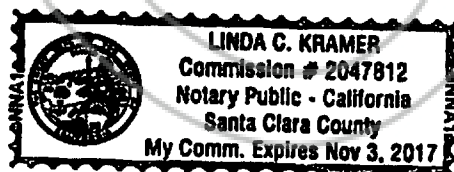
STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA)

On 2-23-17, before me, LINDA C. KRAMER, the Notary Public, personally appeared HELEN M. LAMBERT who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity on 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 of Notary Public (Seal)



232725

Book: 600 03/24/2017
Page: 52 2 of 5

GRANTOR:

THE LAMBERT FAMILY TRUST dated
January 15, 1987


EDWARD E. LAMBERT, Trustee

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.

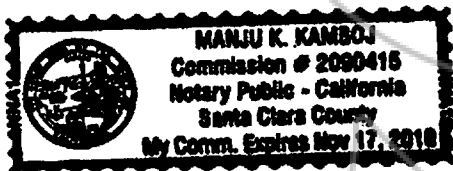
STATE OF California
COUNTY OF Santa Clara

On 2/26/2017, before me, Manju Kamboj, the Notary Public, personally appeared Edward E. Lambert, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity on 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.

Manju Kamboj (Seal)
Signature of Notary Public



232725

Book: 600 03/24/2017
Page: 53 3 of 5

Affirmation Statement

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.



Helen E. Lambert
Title: Grantee



Edward E. Lambert
Title: Grantee



232725

Book: 600 03/24/2017
Page: 54 4 of 5

EXHIBIT A

The Southeast one quarter of the Northeast one quarter, Section Nine, Township twenty-nine North, Range forty-eight East, M.D.B.M., as per government survey, RESERVING THEREFROM an easement of 30 feet along all boundaries for ingress and egress, with power to dedicate.

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.

Per NRS 111.312, this legal description was previously recorded in Book 153, Page 508, on 01/__/87, in the office of the Recorder of Eureka County, Nevada.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.



Official Record

Requested By
U.S. DEEDS

Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 1

Fee: \$18.00

Recorded By CH

PRTT: \$0.00

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 005-400-09
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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 0.00

Deed in Lieu of Foreclosure Only (value of property)

()

Transfer Tax Value:

\$ 0.00

Real Property Transfer Tax Due

\$ 0.00

4. If Exemption Claimed:

Transfer Tax Exemption per NRS 375.090, Section 7

Explain Reason for Exemption: transfer from a trust without consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 _____

Capacity GRANTEE

Signature _____

Capacity GRANTEE

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: The Lambert Family Trust

Address: 1255 Mildred Avenue

City: San Jose

State: CA

Zip: 95125

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Helen E. Lambert & Edward E. Lambert

Address: 1255 Mildred Avenue

City: San Jose

State: CA

Zip: 95125

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

Print Name: US Deeds, PA

Escrow #: _____

Address: 213 Brentshire Drive

City: Brandon

State: FL Zip: 33511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED