

DOUGLAS COUNTY, NV
RPTT:\$3217.50 Rec:\$47.00
\$3,264.50 Pgs=9 2014-851301
10/17/2014 01:58 PM
ETRCO, LLC
KAREN ELLISON, RECORDER

RECORDING REQUESTED BY :
CAPITAL TITLE COMPANY OF NEVADA
212 ELKS POINT ROAD, SUITE 440
ZEPHYR COVE, NV 89448

APN: 1318-15-410-010
ESCROW NO: 10011406-003-CD3 065424-RTO

WHEN RECORDED MAIL TO & MAIL TAX STATEMENT TO:
JOHN MARQUESS TRUSCOTT AND RACHEL E. TRUSCOTT,
TRUSTEES OF THE RACHEL ELIZABETH TRUST
233 B STREET
DAVIS, CA 95616

\$ RPTT 3,217.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That John J. Byrne, Trustee of the 2008 John J. Byrne Revocable Trust dated August 28, 2008 and Suzanne W. Byrne Button and Yvonne M. Byrne Kenner *

In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to John Marquess Truscott and Rachel E. Truscott, Trustees of The Rachel Elizabeth Trust

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

See Exhibit A attached hereto and made a part hereof.

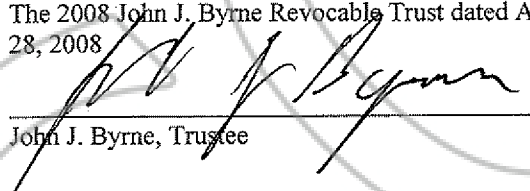
****SIGNED IN COUNTERPART**

*both unmarried women

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

Witness his/hers/theirs hand(s) this 3 day of Oct, 2014.

The 2008 John J. Byrne Revocable Trust dated August 28, 2008



John J. Byrne, Trustee

Suzanne W. Byrne Button

Yvonne M. Byrne Kenner

(Attach Notary Acknowledgment)

State of California

County of Alameda

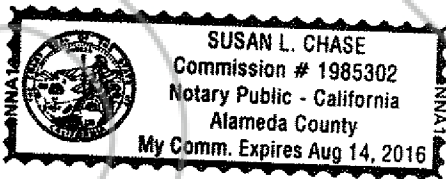
On Oct. 3, 2014 before me, SUSAN L. CHASE a Notary Public,
personally appeared John Joseph Byrne
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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: [Handwritten Signature]

Name: SUSAN L. CHASE
(typed or printed)

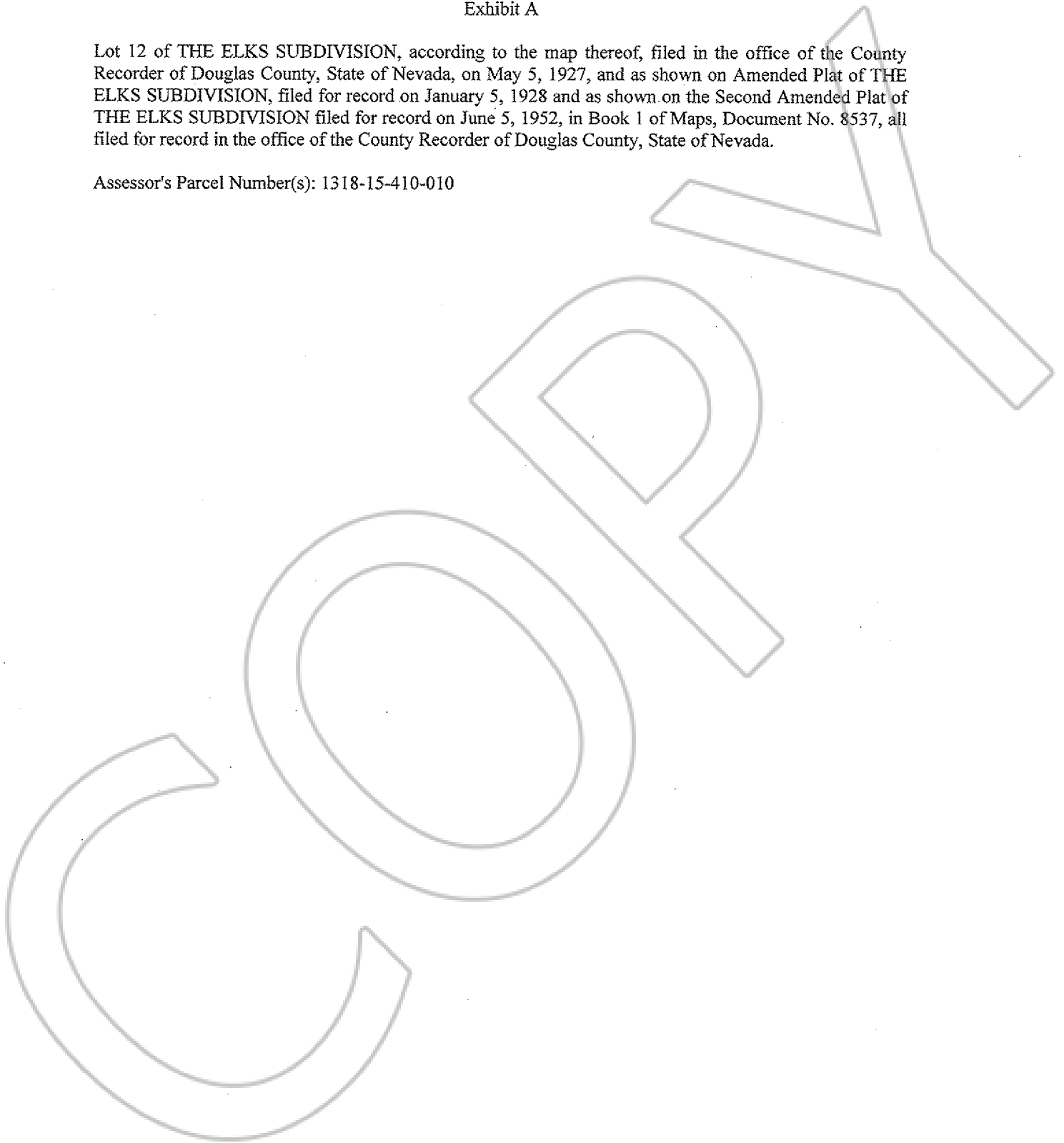


(Seal)

Exhibit A

Lot 12 of THE ELKS SUBDIVISION, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 5, 1927, and as shown on Amended Plat of THE ELKS SUBDIVISION, filed for record on January 5, 1928 and as shown on the Second Amended Plat of THE ELKS SUBDIVISION filed for record on June 5, 1952, in Book 1 of Maps, Document No. 8537, all filed for record in the office of the County Recorder of Douglas County, State of Nevada.

Assessor's Parcel Number(s): 1318-15-410-010



RECORDING REQUESTED BY :
CAPITAL TITLE COMPANY OF NEVADA
212 ELKS POINT ROAD, SUITE 440
ZEPHYR COVE, NV 89448

APN: 1318-15-410-010
ESCROW NO: 10011406-003-CD3

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DAVIS, CA 95616

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

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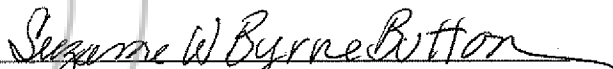
****SIGNED IN COUNTERPART**

***both unmarried women**

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

Witness his/hers/theirs hand(s) this 2nd day of October, 2014.

The 2008 John J. Byrne Revocable Trust dated August 28, 2008


Suzanne W. Byrne Button

John J. Byrne, Trustee

Yvonne M. Byrne Kenner

(Attach Notary Acknowledgment)


**Please See Attached
Acknowledgement
From Notary Public**

STATE OF NEVADA
COUNTY OF DOUGLAS

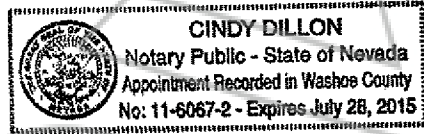
} SS:

This instrument was acknowledged before me on 10.10.14

By Suzanne W. Byrne Button



Notary Public

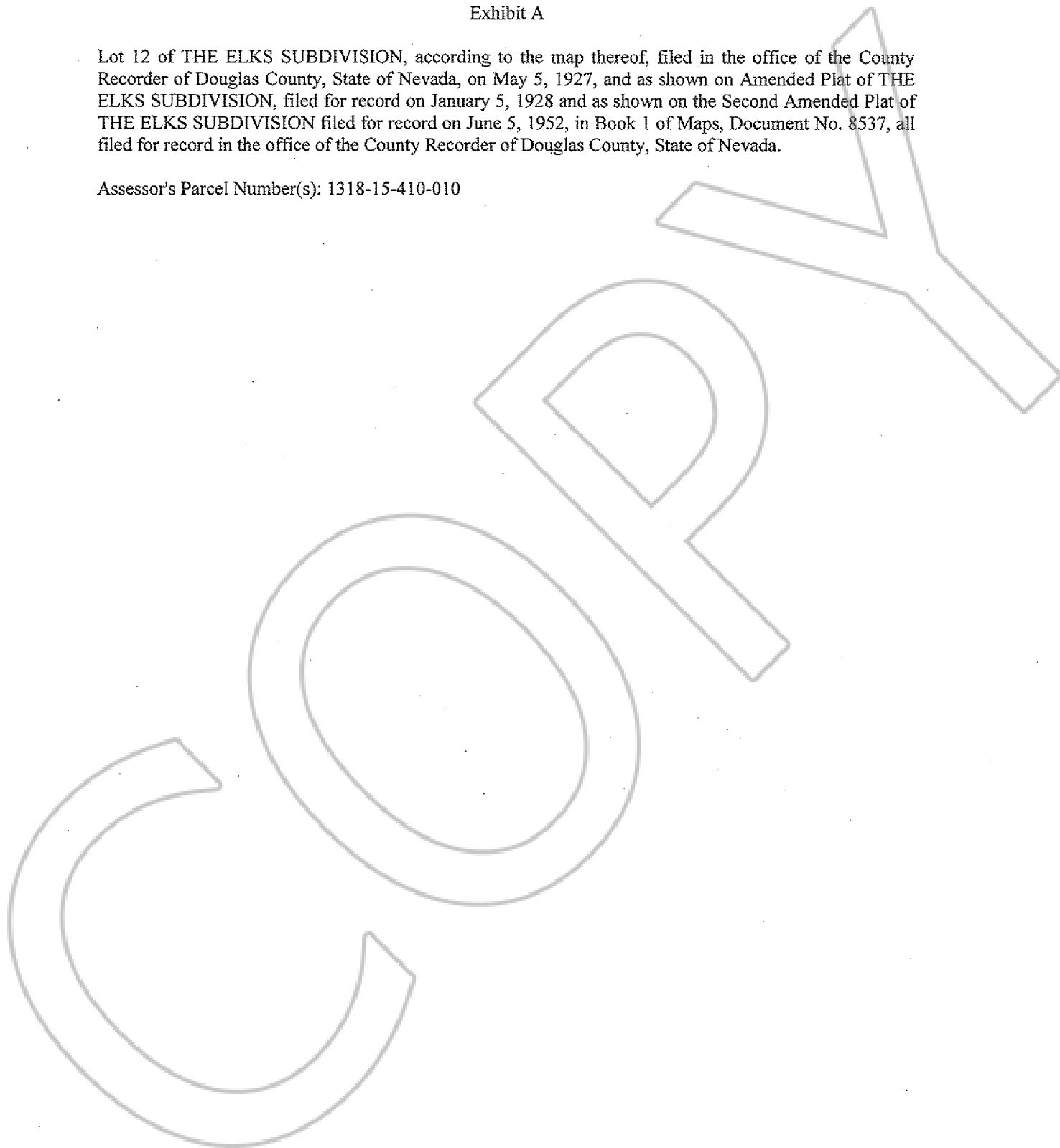


COPY

Exhibit A

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CAPITAL TITLE COMPANY OF NEVADA
212 ELKS POINT ROAD, SUITE 440
ZEPHYR COVE, NV 89448

APN: 1318-15-410-010
ESCROW NO: 10011406-003-CD3

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DAVIS, CA 95616

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

See Exhibit A attached hereto and made a part hereof.

**SIGNED IN COUNTERPART
*both unmarried women

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

Witness his/hers/theirs hand(s) this 03 day of OCT, 2014.

The 2008 John J. Byrne Revocable Trust dated August 28, 2008

Suzanne W. Byrne Button

John J. Byrne, Trustee

Yvonne M. Byrne Kenner
Yvonne M. Byrne Kenner

(Attach Notary Acknowledgment)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Sonoma

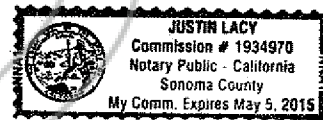
On 10/03/2014 before me, Justin Lacy Notary Public
(Here insert name and title of the officer)

personally appeared - Yvonne M Byrne Kenner

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]
Signature of Notary Public

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

DESCRIPTION OF THE ATTACHED DOCUMENT

Grant, Bargain, Sale
(Title or description of attached document)

Deed
(Title or description of attached document continued)

Number of Pages 2 of 3 Document Date 10/03/2014

(Additional information)

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

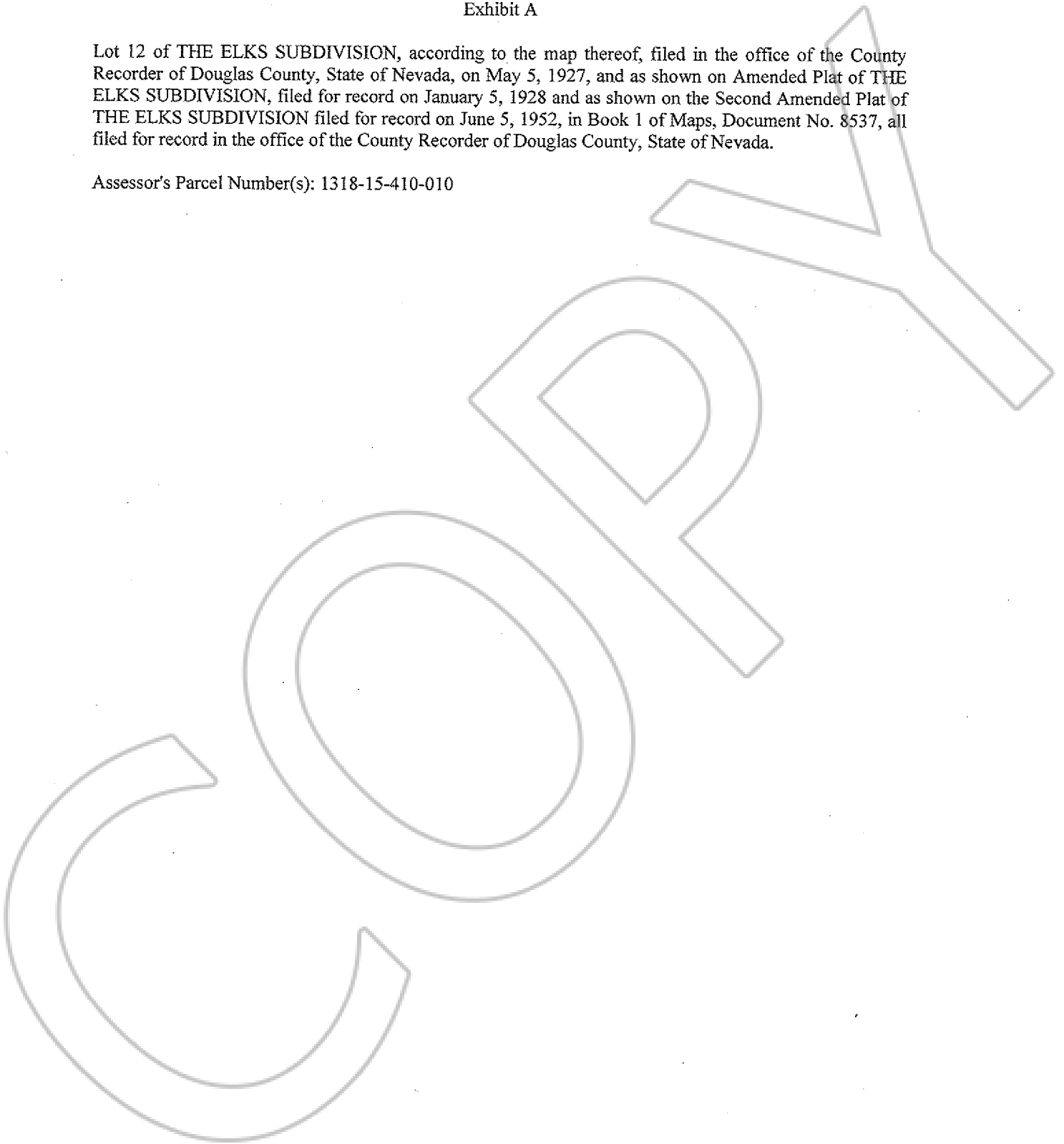
(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

Exhibit A

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Assessor's Parcel Number(s): 1318-15-410-010



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-15-410-010
- 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:

\$825,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value \$825,000.00
 Real Property Transfer Tax Due: \$3,217.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

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 _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: John J. Byrne, Trustee of the 2008 John J. Byrne Revocable Trust dated August 28, 2008
 Address: 810 Spruce St.
 City: Berkeley
 State: CA Zip: 94707

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: John Marquess Truscott and Rachel E. Truscott, Trustees of The Rachel Elizabeth Trust
 Address: 223 B STREET
 City: DAVIS
 State: CA Zip: 95616

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

Print Name: Capital Title Company of Nevada Escrow #: 10011406-CD3
 Address: 212 Elks Point Road, Suite 440
Zephyr Cove, NV 89448

eTRCo c/o Western Title Company, Title No. 065424-RTO, 5390 Kietzke Lane, Suite 101, Reno, NV 89511 for: Capital Title Company of Nevada

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-15-410-010
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FOR RECORDER'S OPTIONAL USE ONLY	
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Signature _____ Capacity Grantor

Signature Rachel Truscott Capacity Grantee

SELLER (GRANTOR) INFORMATION
(Required)

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: John J. Byrne, Trustee of the 2008 John J. Byrne Revocable Trust dated August 28, 2008
 Address: 810 SPRUCE ST
 City: BERKELEY
 State: CA Zip: 94707

Print Name: John Marquess Truscott and Rachel E. Truscott, Trustees of The Rachel Elizabeth Trust
 Address: 297 B STREET
 City: DAVIS
 State: CA Zip: 95616

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

Print Name: Capital Title Company of Nevada Escrow #: 10011406-CD3
 Address: 212 Elks Point Road, Suite 440
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