



KAREN ELLISON, RECORDER E07

APN: 1220-09-710-047

After Recording, Mail to:

WILLIAM D. KOPPER

✓ Attorney at Law

417 E Street

Davis, CA 95616

Mail Tax Statements to:

John S. Rowe, Jr., Trustee

The John Stuart Rowe, Jr. Trust

1920 Dorris Court

Dixon, CA 95620

The undersigned affirms that this documents does not contain the social security number of any person. (NRS 239B.030).

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, this GRANT DEED is made and entered into this 13 day of April, 2015, by and between John S. Rowe, Jr., a single man, Grantor, and John Stuart Rowe, Jr., as Trustee of The John Stuart Rowe, Jr. Trust dated April 13, 2015, Grantee:

Grantor hereby grants, transfers, and conveys unto the said Grantee, hat certain piece and parcel of real property situated in the State of Nevada, County of Douglas, described as follows:

LOT 61, AS SET FORTH ON THAT CERTAIN FINAL MAP PD 04-009 FOR CEDAR CREEK, A PLANNED DEVELOPMENT, FILED FOR RECORD ON MARCH 9, 2006 IN BOOK 306 AT PAGE 3246, AS DOCUMENT NO. 669544 OF OFFICIAL RECORDS.

Per NRS 111.312, this legal description was previously recorded at Document No. 843195, Book 514, Page 4711, on May 23, 2014.

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

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part.

IN WITNESS WHEREOF, the party of the first part has executed this conveyance the day and year first above written.

John S. Rowe Jr.

JOHN S. ROWE, JR.

ACKNOWLEDGMENT

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)
) ss.
COUNTY OF YOLO)

On April 13, 2015, before me Kristin RauH, Notary Public, personally appeared JOHN S. ROWE, JR., 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 he executed the same in his authorized capacity, and that by his 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.



Kristin RauH

Kristin RauH

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-09-710-047
 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OK - JS</u>	

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Transfer to Trust - without consideration.

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 John S. Rowe, Jr. Capacity _____
 Signature John S. Rowe, Jr. Capacity Trustee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 John S. Rowe, Jr.
 Print Name: _____
 Address: 1920 Dorris Court
 City: Dixon
 State: CA Zip: 95620

BUYER (GRANTEE) INFORMATION (REQUIRED)
 John Stuart Rowe, Jr., Trustee
 Print Name: The John Stuart Rowe, Jr. Trust
 Address: 1920 Dorris Court
 City: Dixon
 State: CA Zip: 95620

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Law Office of William D. Kopper Escrow # N/A
 Address: 417 E Street
 City: Davis State: CA Zip: 95616