

APN: 1318-22-002-013



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KAREN ELLISON, RECORDER

E07

GRANT, BARGAIN and SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **LINDA M. HESS**, Successor Trustee of the **JOANNE B. BURPO SEPARATE PROPERTY REVOCABLE TRUST** dated **November 21, 2000**, hereby GRANT(S) to **BENJAMIN F. DOVER**, as his sole and separate property, and **STACY L. KNIGHT**, as her sole and separate property, and **LINDA M. HESS**, Trustee of the **ANDREW E. PHILLIPS TRUST** established in the **JOANNE B. BURPO SEPARATE PROPERTY REVOCABLE TRUST** dated **November 21, 2000**, as Tenants in Common, the real property in Douglas County, State of Nevada, described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

JOANNE B. BURPO SEPARATE PROPERTY REVOCABLE TRUST dated **November 21, 2000**Dated: 6-26-15By: Linda M. Hess
LINDA M. HESS, Trustee**Recording Requested By & When Recorded Mail To:**

MARTORANA & BEVIER
A Professional Law Corporation
2479 Sunrise Blvd., Gold River, CA 95670

Mail Tax Statements To:

Linda M. Hess
P.O. Box 6951
Laguna Niguel, CA 92607

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.

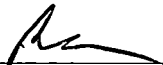
STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss

On 26 Jun, 2015, before me, Robin C. Bevier,

a notary public, personally appeared **LINDA M. HESS**, 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 is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL



Notary Public in and for Said State



EXHIBIT "A"

The real property located in the County of DOUGLAS, in the State of NEVADA, more particularly described as follows:

COMMENCING at the point on the West side of the highway right-of-way line created by the deed recorded in Book "U" of Deeds, Page 110, Douglas County, Nevada Records, said point being described as bearing South 60 degrees 13 minutes 00 seconds West a distance of 127.20 feet from the section corner common to Sections 22, 23, 26 and 27 in Township 13 North Range 10 East MBD&M; thence North 61 degrees 00 minutes 00 seconds West a distance of 350.00 feet; thence North 18 degrees 24 minutes 08 seconds East a distance of 198.04 feet; thence South 61 degrees 00 minutes 00 seconds East a distance of 175.68 feet to the point of beginning; thence continuing South 61 degrees 00 minutes 00 seconds East a distance of 200 feet to the point on the West side of the highway right-of-way line; thence, Southerly curving to the right along the Westerly side of said highway right-of-way line with a radius of 2460 feet an arc distance of 87.5 feet to a point; thence North 61 degrees 00 minutes 00 seconds West a distance of 186.1 feet; thence North 18 degrees 24 minutes 08 seconds East a distance of 12.73 feet; thence North 61 degrees 00 minutes 00 seconds West a distance of 12.36 feet; thence North 24 degrees 26 minutes 47 seconds West a distance of 75.00 feet, more or less, to the point of beginning.

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

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PER NRS 111.312, this legal description was previously recorded as Document Number 0837430 on 01/28/2014.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-22-002-013
 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: SAW TRUST - OK JS

3. Total Value/Sales Price of Property: \$ \$105,411.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 Transfer Tax Value: \$ \$105,411.00
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Transfer from trust without consideration to children of original grantor/trustee (1 of the 3 grantees is a trust for the benefit of son ANDREW E. PHILLIPS)

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 Linda M. Hess Capacity Trustee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

LINDA M. HESS, Succ. Tstee of JOANNE B.
 Print Name: BURPO SEP PROP REV TR
 Address: P.O. Box 6951
 City: Laguna Niguel
 State: CA Zip: 92607

BUYER (GRANTEE) INFORMATION (REQUIRED)

LINDA M. HESS, Tstee of ANDREW E.
 Print Name: PHILLIPS TRUST
 Address: P.O. Box 6951
 City: Laguna Niguel
 State: CA Zip: 92607

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: ROBIN C. BEVIER, Esq. Escrow # na
 Address: 2479 Sunrise Blvd.
 City: Gold River State: CA Zip: 95670