

RECORDING REQUESTED BY
KURTZ, ANDERSON AND ASSOCIATES

WHEN RECORDED MAIL TO:

KURTZ, ANDERSON AND ASSOCIATES
26632 Towne Centre Dr. #220
Foothill Ranch, CA 92610



KAREN ELLISON, RECORDER

E07

Parcel No. 1220-12-710-011

Grant, Bargain, Sale Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00), and other goods and valuable consideration, cash in hand paid, by the Grantee, the receipt and sufficiency of which is hereby acknowledged, **AS TO 100% OF HIS UNDIVIDED 50% INTEREST, DOUGLAS P. MITCHELL, A MARRIED MAN, AS A TENANT IN COMMON**, hereinafter referred to as "Grantor," does hereby grant, bargain, sell and convey unto **DOUGLAS P. MITCHELL AND DARLENE J. MITCHELL, CO-TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MITCHELL LIVING TRUST, DATED DECEMBER 8, 2015, AND ANY AMENDMENTS THERETO, AN UNDIVIDED 50% INTEREST**, hereinafter "Grantee" the following lands and property, together with all improvements located thereon, lying in the County of Clark, State of Nevada, to wit:

Lot 10, in Block A, as set forth on the Plat of PINENUT MANOR NO. 1 AND 2, filed for record in the Office of the County Recorder of Douglas County, Nevada, on June 16, 1980, in Book 680, Page 1361, as Document No. 45348.

Common Address: 1095 LOG CABIN ROAD, GARDNERVILLE, NV 89410

Prior Instrument Reference: Document Number 0544641, Book 0602, Page 04314, of the Recorder of Douglas County, Nevada.

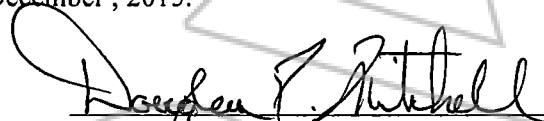
LESS AND EXCEPT ALL gas, oil and minerals, on and under the above described property, owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants, and mineral reservations of record, if any.

TO HAVE AND TO HOLD 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.

GRANTOR does for Grantor, Grantor's heirs, personal representatives, executors and assigns forever hereby covenant, with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor's hand this 8th day of December , 2015.


DOUGLAS P. MITCHELL

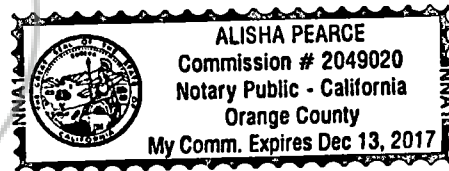
ACKNOWLEDGMENT

On December 8, 2015, before me, ALISHA PEARCE, Notary Public, personally appeared DOUGLAS P. MITCHELL, 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(ies) 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.

 (Seal)



Grantor's Name, Address, Phone Number
DOUGLAS P. MITCHELL
11721 PINEDALE ROAD
MOORPARK, CA 93021
(805) 380-4993

Grantee's Name, Address, Phone Number
DOUGLAS P. MITCHELL AND
DARLENE J. MITCHELL, CO-TRUSTEES
11721 PINEDALE ROAD
MOORPARK, CA 93021
(805) 380-4993

MAIL TAX STATEMENTS TO GRANTEE

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-12-710-011
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <i>S/S Trust Verified</i>	

- 3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 0.00
 d. 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 without consideration to or from a Trust.

5. Partial Interest: Percentage being transferred: 50.00 %

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 *Douglas P. Mitchell* Capacity: Grantor

Signature *Douglas P. Mitchell* Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Douglas P. Mitchell
 Address: 11721 Pinedale Road
 City: Moorpark
 State: CA Zip: 93021

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Douglas P. Mitchell, Trustee
 Address: 11721 Pinedale Road
 City: Moorpark
 State: CA Zip: 93021

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

Print Name: Kurtz, Anderson and Associates
 Address: 26632 Towne Centre Dr., Ste. 220
 City: Foothill Ranch

Escrow # _____
 State: CA Zip: 93021