

APN: 1318-23-312-001

R.P.T.T.: \$0.00

Exempt: (NRS 375.090, Section 7)

This Document Prepared and After Recording, Return and Mail Tax Statements To:

Sandra P. Muccino, as Trustee
975 Ygnacio Valley Road
Walnut Creek, CA 94596

Send Subsequent Tax Bills To:

Sandra P. Muccino, as Trustee
975 Ygnacio Valley Road
Walnut Creek, CA 94596
Phone: (925) 216-3404

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

SANDRA P. MUCCINO, an unmarried woman,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to:

SANDRA P. MUCCINO, as Trustee of THE SANDRA PFEIFFER MUCCINO LIVING TRUST, U/A dated FEB 18, 2016, the GRANTEE,

Whose mailing address is 975 Ygnacio Valley Road, Walnut Creek, CA 94596;

All of the following described real estate situated in the County of Douglas, State of Nevada:

Unit A of Condominium No. 67 being all of Lot 67, as located in Lake Village 2-D, recorded in the Office of the Recorder of Douglas County, State of Nevada, February 24, 1978, Document No. 17962.

TOGETHER WITH an undivided 1/4th interest in all common area as shown on the Map of Condominium No. 67, being all of Lot 67, located in Lake Village 2-D, recorded February 24, 1978, Document No. 17962 Official Records of Douglas County State of Nevada.

Per NRS 111.312 – The Legal Description appeared previously in Grant, Bargain and Sale Deed, recorded on August 8, 2000, as Document No. 0497333 in Book 0800 Page 1433 of County Records, Douglas County, Nevada.

MORE commonly known as: 82 S. Rubicon Circle, #A, Stateline, NV

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

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

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 18 day of FEB, 2016.

SANDRA P. MUCCINO

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 CONTRA COSTA

On FEB. 18, 2016, before me, KATHLEEN RALYEA, a Notary Public, personally appeared SANDRA P. MUCCINO, 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 she executed the same in her authorized capacity, and that by her 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.

Kathleen Ralyea
Notary Public Signature



Notary Public Seal

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

Sandra P. Muccino

SANDRA P. MUCCINO

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s):
a. 1318-23-312-001
b. _____
c. _____
d. _____

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: Verified Trust - JS

2. Type of Property:
a. Vacant Land b. Single Fam. Res.
c. Condo/Townhouse d. 2-4 Plex
e. Apt. Bldg f. Comm'l/Ind'l
g. Agricultural h. Mobile Home
 Other: _____

3. a. Total Value /Sales Price of Property: \$ 0.00
b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
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 to a revocable, inter-vivos trust for the benefit of the Grantor, without consideration.

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare and acknowledge, 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: Grantor
Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Sandra P. Muccino
Address: 975 Ygnacio Valley Road
City: Walnut Creek
State CA Zip: 94596

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Sandra P. Muccino, trustee
Address: Same as Grantor
City: Same as Grantor
State: Same as Grantor Zip: Same as Grantor

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED)

California Document Preparers
2067 Mt. Diablo Blvd.
Walnut Creek, CA 94596
925-407-1010