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Mail Tax Statements and  
When Recorded Mail to:

MARGARET ALICE ELLENA  
PO Box 10194  
Zephyr Cove, NV 89448

A.P.N. 033-072-33



KAREN ELLISON, RECORDER

E07

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE made this 10<sup>th</sup> day of March, 2016, by and between MARGARET ALICE ELLENA, also known as PEGGY M. ELLENA, a single woman, of Zephyr Cove, State of Nevada, "GRANTOR", and PEGGY M. ELLENA, as Trustee of the PEGGY M. ELLENA 2016 TRUST AGREEMENT, dated March 10, 2016, "GRANTEE";

W I T N E S S E T H:

That the Grantor, does by these presents grant, bargain, sell and convey unto the Grantee and to her/its successors and assigns, without consideration, all right, title and interest in that certain real property situate in the County of Douglas, State of Nevada, more particularly described on Exhibit A.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the remainder and remainders,

reversion and reversions, rents, issues and profits thereof.

TOGETHER WITH the appurtenances and all the estate and rights of the Grantor in and to said premises.

IN WITNESS WHEREOF, the Grantor has executed this deed the day and year first herein above written.

*Margaret Alice Ellena*  
MARGARET ALICE ELLENA

*Peggy M. Ellena*  
PEGGY M. ELLENA

STATE OF NEVADA )  
                          ) ss.  
COUNTY OF WASHOE )

On this 10<sup>th</sup> day of March, in the year 2016, before me, Laura R. Santos, a Notary Public in and for said state, personally appeared MARGARET ALICE ELLENA, also known as PEGGY M. ELLENA, personally known to me to be the persons who executed the above instrument, and acknowledged to me that she executed the same for purposes stated therein.

*Laura R. Santos*  
NOTARY PUBLIC in and for said County and State.


 LAURA R. SANTOS  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 01-66872-2 - Expires January 25, 2017

Exhibit A

Parcel 1:

Lot 19 in Block 3 as shown on the Map of Zephyr Heights Subdivision, filed in the office of the County Recorder of Douglas County, Nevada, on July 5, 1947.

Parcel 2:

Beginning at a point on the line common to Lots 19 and 20 in Block 3 as shown on the Map of Zephyr Heights Subdivision, filed in the office of the County Recorder of Douglas County, Nevada, on July 5, 1947, from which point the Northwest corner of Lot 19 bears North  $0^{\circ}39'14''$  East 33.61 feet, thence from said point of beginning, South  $0^{\circ}39'14''$  West along said line 35.56 feet; thence leaving said line, North  $62^{\circ}58'20''$  West 12.96 feet; thence North  $21^{\circ}56'19''$  East 31.98 feet to the point of beginning.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-10-417-015  
 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>SD - Trust Affid</u>	

3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 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: Trustor transfers title to her 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 [Signature] Capacity Attorney for the Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Margaret Ellena  
 Address: PO Box 10194  
 City: Zephyr Cove  
 State: NV Zip: 89448

Print Name: Peggy M. Ellena, TTEE  
 Address: PO Box 10194  
 City: Zephyr Cove  
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Henry W. Cavallera Escrow # \_\_\_\_\_  
 Address: 410 California Ave., Ste. 100  
 City: Reno State: NV Zip: 89509