

APN: 1220-09-301-001

**Recording Requested By
And When Recorded Mail To:**

Chris D. Nichols, Esq.
Minden Lawyers, LLC
P.O. Box 2860
Minden, NV 89423



KAREN ELLISON, RECORDER E07

Mail Tax Statements to:

Richard Garcia, Trustee of
The Donna Garcia Irrevocable Trust
2365 Waterford Place
Carson City NV 89703

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Pursuant to NRS 239B.030, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

The undersigned grantor declares documentary transfer tax is: \$ 0.00

GRANT, BARGAIN, AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DONNA GARCIA, ("Grantor"), does hereby GRANT, BARGAIN, SELL, and CONVEY to RICHARD GARCIA, as TRUSTEE OF THE DONNA GARCIA IRREVOCABLE TRUST ("Grantee"), all of her right, title and interest in that certain real property located at 1240 Centerville Lane, Gardnerville, NV 89460, situated in the County of Douglas, State of Nevada, and more particularly described as set forth in the Exhibit A attached hereto and incorporated herein.

TOGETHER WITH all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the aforementioned property.

FURTHER, TOGETHER WITH all improvements, tenements, hereditaments, and appurtenances belonging thereto or appertaining and the reversions and remainders, rents, issues and profits thereof.

Pursuant to NRS §111.312, this legal description was previously recorded on September 25, 1008, in the Official Records of Douglas County as Document No.730549, Book 908, Page 5269.

DATED this 24th day of May 2016.

By: Donna Garcia
DONNA GARCIA

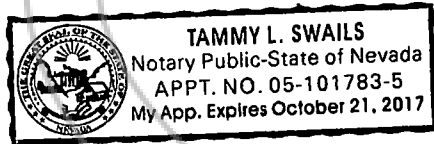
STATE OF NEVADA)
) ss:
COUNTY OF DOUGLAS)

On May 24, 2016 2016, before me, Tammy Swails personally appeared DONNA GARCIA, personally known to me, or 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 capacities, and that by her signature on the instrument the person(s) or entity(ies) upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Tammy L. Swails
Notary Public

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**Exhibit A
LEGAL DESCRIPTION**

File Number: 1009800

A portion of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 12 North, Range 20 East, M.D.B.&M., described as follows:

Commencing at the Southwest corner of said Section 9, proceed North $25^{\circ}16'$ East, 2947.00 feet, to the True Point of Beginning, which is the Northeast corner of the parcel, and lies on the Westerly right-of-way line of Centerville Lane; proceed thence South $0^{\circ}02'30''$ East, 145.46 feet, along said Westerly right-of-way line, to a point which is the Southeast corner of the parcel; and lies approximately in the center of Rocky Slough; thence North $84^{\circ}00'03''$ West, 449.60 feet, approximately along the centerline of Rocky Slough, to the Southwest corner of the parcel, thence North $02^{\circ}43'50''$ East, 90.51 feet, to the Northwest corner of the parcel; thence North $88^{\circ}57'30''$ East, 442.80 feet, to the True Point of Beginning.

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"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 4, 1990, BOOK 690, PAGE 244, AS FILE NO. 227344, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-09-301-001
 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 Cert - OK KLE</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: \$ 0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Transfer to Personal Trust of Grantor
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 Donna Garcia Capacity Grantor
 Signature Richard Garcia Capacity Grantee/Trustee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Donna Garcia
 Address: 1240 Centerville Lane
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Richard Garcia, Trustee of THE DONNA GARCIA
 Print Name: IRREVOCABLE TRUST
 Address: 2365 Waterford Place
 City: Carson City
 State: NV Zip: 89703

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)