

A.P. No. 1418-03-811-002
RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
ANDERSON YAZDI HWANG MINTON +
HORN LLP
Golnar Yazdi, Esq.
350 Primrose Road
Burlingame, CA 94010



KAREN ELLISON, RECORDER

Mail Tax Statements to:
Ms. Sheila O'Connor Burns
377 Edgewood Road
San Mateo, CA 94402

Documentary Transfer Tax is ~~\$795.71~~ ^{\$797.55}

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BRIAN PATRICK BURNS, JR., a married man as his sole and separate property, hereby GRANTS to: SHEILA BURNS (aka SHEILA O'CONNOR BURNS) an unmarried woman as her sole and separate property, an undivided 5% interest, SHEILA BURNS McWILLIAMS, a married woman as her sole and separate property, an undivided 5% interest, SEAN RICHARD BURNS, an unmarried man as his sole and separate property, an undivided 5% interest, RODERICK O'CONNOR BURNS, a married man as his sole and separate property, an undivided 5% interest, ALL AS TENANTS IN COMMON, the real property situate in the County of Douglas State of Nevada, described as follows:

Lot 58, in Block E, as shown on the map of GLENBROOK UNIT NO. 3, filed in the Office of the Recorder of Douglas County, Nevada, on June 13, 1980 as File No. 45199 in Book 680 of Maps, Page 1269, and Amendment thereto recorded March 3, 1981 in Book 381 of Official Records, Page 117, Douglas County, Nevada

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.

A.P. No. 1418-03-811-002

Date: June 16, 2016

BRIAN PATRICK BURNS, JR.

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.

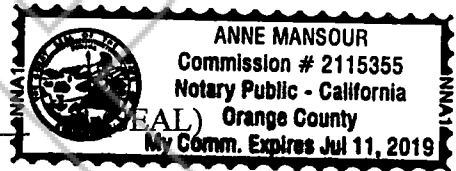
STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On June 16, 2016, before me, Anne Mansour, Notary Public, Notary Public, personally appeared BRIAN PATRICK BURNS, JR., 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 he executed the same in his authorized capacity, and that by his 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.

Signature Anne Mansour



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1418-03-811-002
 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>OK to correct RPTT due per Marcie</u>	

3. Total Value/Sales Price of Property: \$204,029.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$204,029.00
 Real Property Transfer Tax Due: \$795.71 797.55

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: Grantor is selling undivided interests in subject property (all grantees are the siblings and parent of grantor)

5. Partial Interest: Percentage being transferred: 20.00 %

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 Brian P. Burns, Jr. Capacity Grantor
 Brian Patrick Burns, Jr.

Signature Sheila O'Connor Burns Capacity Grantees
 Sheila O'Connor Burns (on behalf of all Grantees)

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION
 (REQUIRED) (REQUIRED)

Print Name: Brian Patrick Burns, Jr.
 Address: 2081 Business Center Dr., Ste. 195
 City: Irvine
 State: CA Zip: 92612

Print Name: See attached
 Address: _____
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Anderson Yardi Escrow # _____
 Address: 350 Primrose Rd.
 City: Burlingame State: CA Zip: 94010

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

ATTACHMENT TO STATE OF NEVADA
DECLARATION OF VALUE FORM

Buyer (Grantee) Information

1. Sheila O'Connor Burns
377 Edgewood Road
San Mateo, CA 94402

2. Sheila Burns McWilliams
275 Sierra Drive
Hillsborough, CA 94010

3. Sean Richard Burns
141 Elm Street
San Mateo, CA 94401

4. Roderick O'Connor Burns
438 Arroyo Road
Hillsborough, CA 94010

