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APN: 1220-01-001-030



KAREN ELLISON, RECORDER E07

The undersigned hereby affirms that there is no Social Security number contained in this document.

WHEN RECORDED MAIL TO:
GEORGE M. KEELE, ESQ.
1692 County Road, #A
Minden, NV 89423

Mail tax statements to:
Shane and Roberta Talbot
1399 Hawkins Peak Court
Gardnerville, NV 89410

R.P.T.T. #7

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That **SHANE S. TALBOT and ROBERTA C. TALBOT**, husband and wife as joint tenants with right of survivorship, hereinafter referred to as GRANTORS, in consideration of \$10.00 plus, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **SHANE STANLEY TALBOT and ROBERTA CATHLEEN TALBOT, Trustees of THE TALBOT FAMILY TRUST** dated September 7, 2016, hereinafter referred to as GRANTEES, and to the successor trustees, heirs, and assigns of such GRANTEES forever, all that real property situated in the County of Douglas, State of Nevada, commonly known as 1399 Hawkins Peak Court, Gardnerville, Nevada, and more particularly described as follows:


Being within the Northeasterly 1/4 of Section 1, Township 12 North, Range 20 East, M.D.M. Douglas County, Nevada and being further described as follows:


Parcel A-1 of Parcel Map #2038 for MOLINE BUILDERS, INC., a redivision of Parcel A of Parcel Map #2032 for MOLINE BUILDERS, INC., filed for record May 15, 1997, in Book 597, Page 2441, as Document No. 412571, of official records of Douglas County Recorders Office, Minden, Nevada.

Per NRS 111.312, this legal description was previously recorded at Document No. 485076, Book 0100, Page 3900, on January 26, 2000.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof, **to be held and managed as the community property of the two Grantors.**

Witness our hands this 7th day of September, 2016.

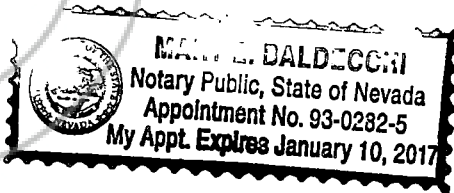
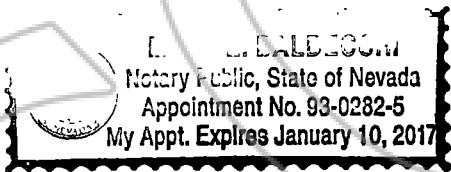

SHANE S. TALBOT


ROBERTA C. TALBOT

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 7th day of Sept., 2016, by SHANE S. TALBOT and ROBERTA C. TALBOT.


NOTARY PUBLIC



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- (a) 1220-01-001-030
(b) _____
(c) _____
(d) _____

2. Type of Property:

- | | |
|-----------------|---------------------|
| a) Vacant Land | b)X Single Fam Res. |
| c) Condo/Twnhse | d) 2-4 Plex |
| e) Apt. Bldg. | f) Comm'l/Ind'l |
| g) Agricultural | h) Mobile Home |
| l) Other | |

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: Verified Trust - JT

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: This is a transfer of title to a trust without consideration by the Grantors of the trust. (A certificate of trust is being presented at the time of transfer.)

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 Roberta C. Talbot Capacity Grantor

Signature Shane S. Talbot Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Shane S. Talbot and Roberta C. Talbot

Address: 1399 Hawkins Peak Court

City: Gardnerville

State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Shane Stanley Talbot and Roberta Cathleen Talbot, Trustees of The Talbot Family Trust

Address: 1399 Hawkins Peak Court

City: Gardnerville

State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: George M. Keele, Esq. Escrow # _____

Address: 1692 County Road, Ste. A

City: Minden State: NV Zip: 89423