

DOUGLAS COUNTY, NV

2016-888267

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

09/27/2016 03:06 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E07

WHEN RECORDED MAIL TO:

Andrew Joseph Guerrero  
Kathleen Karel Guerrero  
11157 Ragan Way

Grass Valley, CA 95949

MAIL TAX STATEMENTS TO:

Andrew Joseph Guerrero  
11157 Ragan Way

Grass Valley, CA 95949

Escrow No.

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.

(Pursuant to NRS 239b.030)

APN No.: 122021110025

R.P.T.T.0

SPACE ABOVE FOR RECORDER'S USE ONLY

This document is recorded as an ACCOMMODATION ONLY and without liability for the consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Andrew Joseph Guerrero, and Kathleen Karel Guerrero, husband and wife as joint tenants

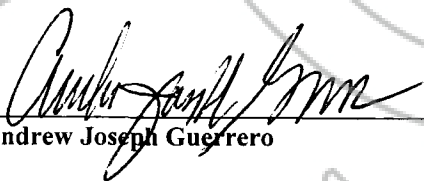
Jr.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Andrew Joseph Guerrero Jr. and Kathleen Karel Guerrero, Trustees or their successors in interest, of the Andrew and Kathleen Guerrero Family Trust dated May 23, 2013 and any amendments thereto.

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

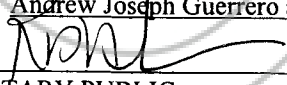
  
\_\_\_\_\_  
Andrew Joseph Guerrero


  
\_\_\_\_\_  
Kathleen Karel Guerrero

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 9/19/16  
by Andrew Joseph Guerrero and Kathleen Karel Guerrero

  
\_\_\_\_\_  
NOTARY PUBLIC

 **RISHELE L. THOMPSON**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 09-54821-5 - Expires April 10, 2019

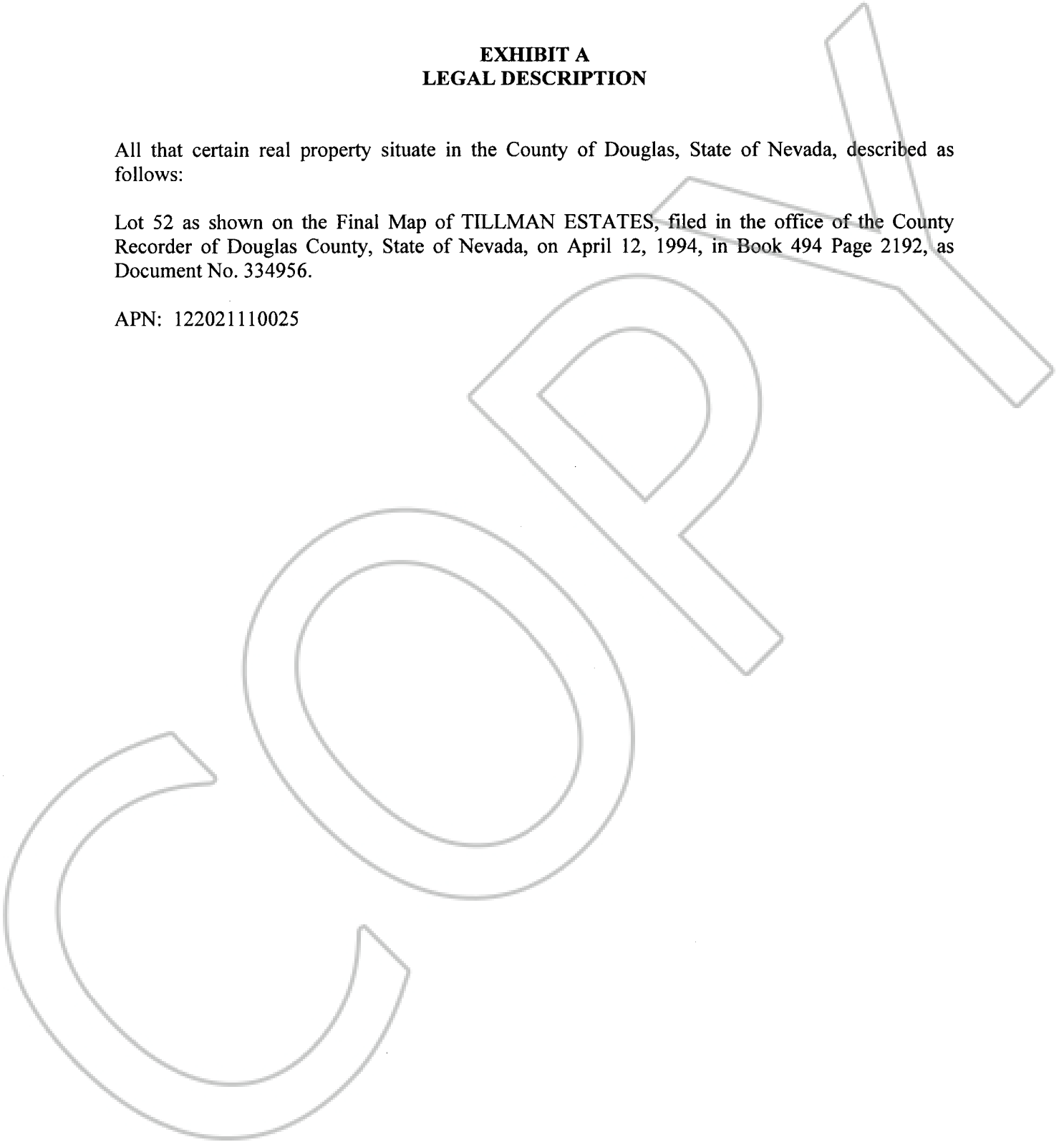
Escrow No. 1604481-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 52 as shown on the Final Map of TILLMAN ESTATES, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 12, 1994, in Book 494 Page 2192, as Document No. 334956.

APN: 122021110025



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 122021110025
- 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: Verified Trust Cert - JS

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transfer to 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 Grantor / grantee  
 Signature [Signature] Capacity grantor / grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Andrew Joseph Guerrero Jr. and Kathleen Karel Guerrero  
 Address: 11157 Ragan Way  
Grass Valley, CA 95949  
 City, State, Zip

Print Name: Andrew Joseph Guerrero and Kathleen Karel Guerrero, Trustees et al  
 Address: 11157 Ragan Way  
Grass Valley, CA 95949  
 City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: TFCOR TITLE COMPANY  
 Address: 307 W. WINNIE LANE  
 City, State, Zip: CARSON CITY, NV 89703