

DOUGLAS COUNTY, NV

2016-891659

RPTT:\$0.00 Rec:\$18.00

\$18.00 Pgs=5

12/06/2016 10:54 AM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

**ASSESSOR'S PARCEL NO. 1220-21-710-066**

**WHEN RECORDED MAIL TO:**

SARA ZUNIGA  
LA LAW CENTER, PC  
300 W. GLENOAKS BLVD., SUITE 300  
GLENDALE, CA 91202

**MAIL TAX NOTICES TO:**

BRET BOWERS, TRUSTEE  
SHELLEY BOWERS, TRUSTEE  
2543 COMMUNITY AVENUE  
MONTROSE, CA 91020

## WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BRET R. BOWERS and SHELLEY J. BOWERS, husband and wife, as joint tenants (herein, "Grantor"), whose address is 2543 Community Avenue, Montrose, CA 91020, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to BRET BOWERS AND SHELLEY BOWERS, Trustees, or any successors in trust, under the BRET AND SHELLEY BOWERS LIVING TRUST dated 02/24/2016 and any amendments thereto (herein, "Grantee"), whose address is 2543 Community Avenue, Montrose, CA 91020, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 770 Hornet Drive, Gardnerville, NV 89460

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.

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against all lawful claims whatsoever.

Dated this 29<sup>th</sup> day of March, 2016.

GRANTOR:



BRET R. BOWERS

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.

ACKNOWLEDGMENT

State of California  
County of LOS ANGELES

On MARCH 29, 2016 before me, LISA FONSECA, Notary Public  
(insert name and title of the officer)  
personally appeared Bret Bowers, who  
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed  
to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the  
entity upon behalf of which the person(s) 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  (Seal)



GRANTOR:

Shelley Bowers  
SHELLEY J. BOWERS

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.

ACKNOWLEDGMENT

State of California  
County of LOS ANGELES

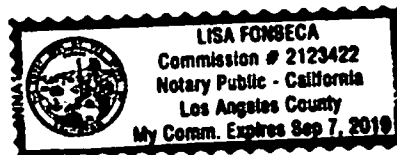
On MARCH 29, 2016 before me, Lisa Fonseca, Notary Public  
(insert name and title of the officer)

personally appeared SHELLEY BOWERS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 [Handwritten Signature] (Seal)

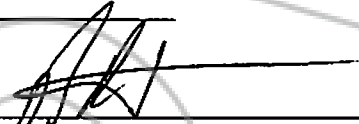


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**Affirmation Statement**

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

Bret and Shelley Bowers Living Trust dated

  
\_\_\_\_\_

BRET BOWERS, Trustee

  
\_\_\_\_\_

SHELLEY BOWERS, Trustee  
Grantee



**EXHIBIT A**

All the following real property situated in the City of Gardnerville, County of Douglas, State of Nevada bounded and described as follows:

Lot 566, of GARDNERVILLE RANCHOS UNIT NO. 7, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974, in Book 374, Page 676, as File No. 72456.

Per NRS 111.312, this legal description was previously recorded as Document No. 2015-873093, on November 20, 2015, in the office of the Recorder of Douglas County, Nevada.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 1220-21-710-066  
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'/Ind'l  
g)  Agricultural      h)  Mobile Home  
Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: Trust OK BC

3. Total Value/Sales Price of Property \$ 0.00  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
Transfer Tax Value: \$ 0.00  
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 a trust for no consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 [Signature] Capacity GRANTOR

Signature Shelley Bowers Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
Print Name: Bret R. Bowers  
Address: 2543 Community Avenue  
City: Montrose  
State: CA Zip: 91020

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
Print Name: Bret and Shelley Bowers Living Trust  
Address: 2543 Community Avenue  
City: Montrose  
State: CA Zip: 91020

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: U.S. Deeds Escrow #: \_\_\_\_\_  
Address: 213 Brentshire Drive  
City: Brandon State: FL Zip: 33511