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KAREN ELLISON, RECORDER

E07

APN: 1420-07-612-003  
RECORDING REQUESTED BY  
FRANKIE FERREIRA  
WHEN RECORDED RETURN TO AND  
MAIL TAX BILL TO:  
FRANKIE FERREIRA  
6850 SHARLANDS AVE B-2006  
RENO NV 89523

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH:

That, FRANCISCO R. FERREIRA AND MARY N. FERREIRA, TRUSTEE, FRANCISCO R. FERREIRA AND MARY N. FERREIRA DECLARATION OF TRUST DATED DECEMBER 9, 1980, WHEREIN FRANCISCO R. FERREIRA AND MARY N. FERREIRA ARE THE TRUSTORS, OR ANY SUCCESSOR TRUSTEE THEREUNDER

FOR A VALUABLE CONSIDERATION, the receipt of which hereby acknowledged, does herby Grant, Bargain, Sell and Convey to

FRANKIE FERREIRA, TRUSTEE OF THE FRANKIE FERREIRA LIVING TRUST DATED MARCH 2, ~~1026~~ 2016 *FF*

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


SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF FOR LEGAL DESCRIPTION.

SUBJECT TO:

1. Taxes paid current, rights of way, reservations, restrictions, easements and condition of record

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

WITNESS my hand this \_\_\_\_ day of \_\_\_\_\_, 2016

  
\_\_\_\_\_  
Francisco R. Ferreira

  
\_\_\_\_\_  
Mary N. Ferreira

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

*See attached  
California  
acknowledgment*

On the 15 day of July, 2016, personally appeared before me, a Notary Public in and for said County and State, FRANCISCO R. FERREIRA AND MARY N. FERREIRA who acknowledged that they executed the above instrument.

WITNESS my hand and official seal

\_\_\_\_\_  
NOTARY PUBLIC in and for said County and State

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 )  
County of San Diego )

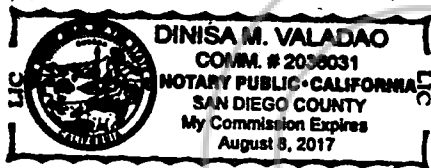
On July 15 2016 before me, Dinisa M Valadao Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Francisco R Ferreira and  
Name(s) of Signer(s)  
Mary N. Ferreira

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 Dinisa M Valadao  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

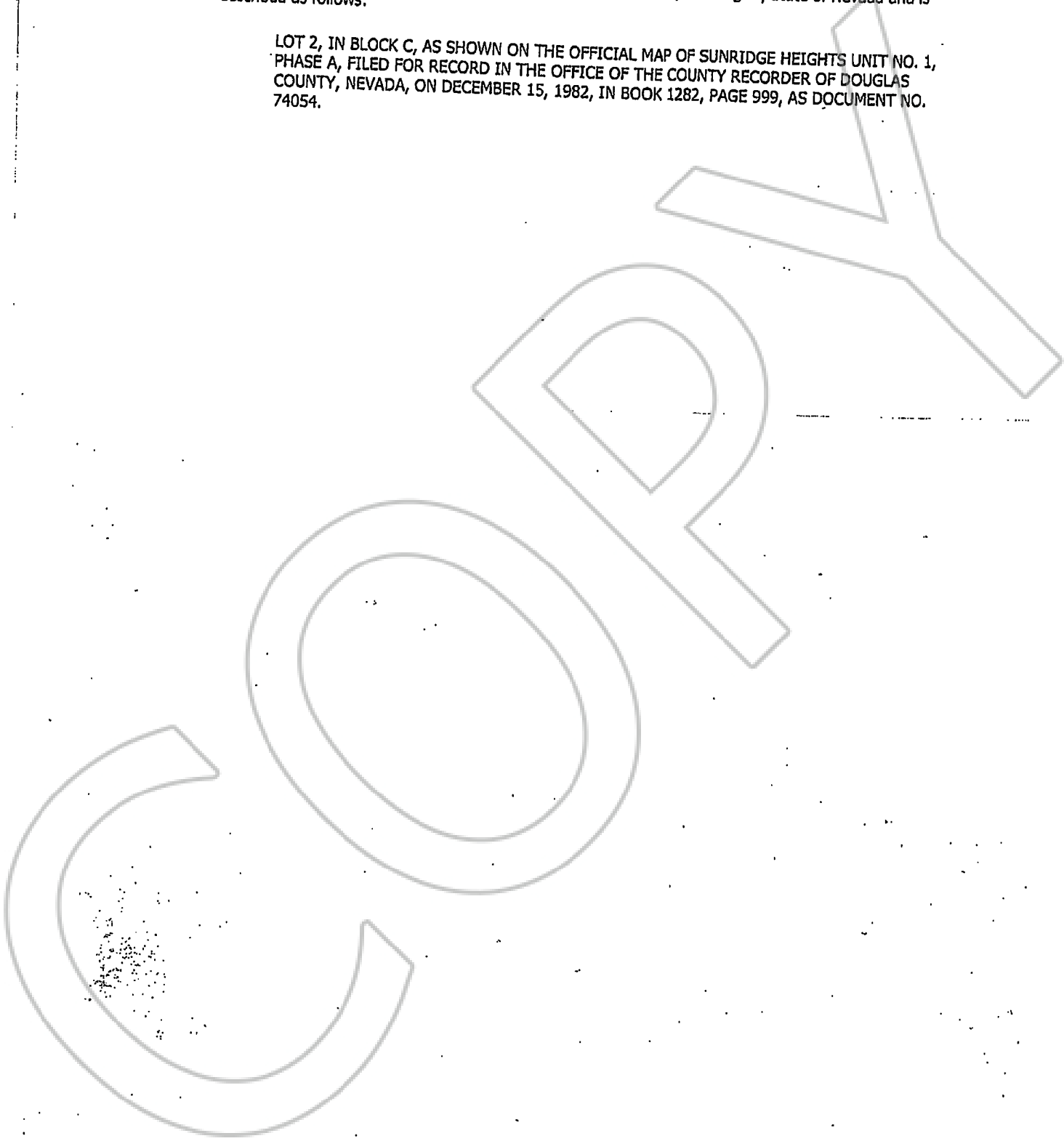
Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Douglas, State of Nevada and is described as follows:

LOT 2, IN BLOCK C, AS SHOWN ON THE OFFICIAL MAP OF SUNRIDGE HEIGHTS UNIT NO. 1, PHASE A, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 15, 1982, IN BOOK 1282, PAGE 999, AS DOCUMENT NO. 74054.



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-07-612-003  
 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>Verified Trust - JF</u>	

3. Total Value/Sales Price of Property: \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) ( 00  
 Transfer Tax Value: \$ 00  
 Real Property Transfer Tax Due: \$ 0

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 Frankie Ferreira Capacity GRANTEE

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: FRANCISCO + MARY FERREIRA TRUST  
 Address: 3415 QUIMBY ST.  
 City: SAN DIEGO  
 State: CA Zip: 92106

Print Name: FRANKIE FERREIRA - TRUST  
 Address: 1325 S. MEADOWS Pkwy #522  
 City: RENO  
 State: NV Zip: 89251

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)