

**RECORDING REQUESTED BY:**

Jody B. Christen  
230 Shake Hill Road  
Markleeville, CA 96120



00050479201708944160040046

KAREN ELLISON, RECORDER

E07

**WHEN RECORDED MAIL TO:**

Same as above


APN: 1320-29-214-012

This conveyance is an inter-vivos gift from an individual to the trustee of a revocable trust which is exempt from any documentary transfer tax pursuant to Revenue and Taxation Code Section 11930.

**GRANT DEED FROM INDIVIDUAL  
TO TRUSTEE OF A REVOCABLE TRUST**

Jody B. Christen, a married woman ("Grantor") hereby grants to Gary R. Ceragioli and Jody B. Christen as Trustees of the Ceragioli Family Trust ("Grantee") all right, title, interest and estate in and to that real property commonly known as 1094 Alyssum Court, Minden, NV(Douglas County APN 1320-29-214-012) and further described on Exhibit A attached hereto and made a part hereof.

Dated: February 7, 2017

  
\_\_\_\_\_  
Jody B. Christen

**ACKNOWLEDGMENT**

NOTICE: 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 Nevada )  
County of Douglas )

On February 7, 2017, before me, Nicole Hodges

personally appeared JODY B. CHRISTEN 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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Nicole Hodges* (Seal)



# EXHIBIT "A"

## LEGAL DESCRIPTION

ESCROW NO.: 060801235

The land referred to herein is situated in the State of Nevada, County of DOUGLAS described as follows:

### Parcel 1:

Lot 29, as shown on the Official Plat of WINHAVEN, UNIT NO. 2, PHASE B, filed for record in the Office of the County Recorder, recorded September 14, 1990, in Book 990 of Official Records, at Page 1935, Douglas County, Nevada, as Document No. 234655.

Assessors Parcel No. 1320-29-214-012

### Parcel 2:

A non-exclusive easement for use, enjoyment, ingress and egress over the common area as set forth in Declaration of Covenants Conditions and Restrictions recorded September 28, 1990, in Book 990, Page 4348, as Document No. 235644, Official Records.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-29-214-012  
 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>Revocable Trust - J</u>	

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 revocable trust without consideration

5. Partial Interest: Percentage being transferred: 100.0%

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 \_\_\_\_\_  
 Signature [Signature] Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Jody Christen  
 Address: 1094 Alyssum Ct  
 City: Minden  
 State: NV Zip: 89423

Print Name: Gary Ceragioli  
 Address: 230 Shakehill  
 City: Markleeville  
 State: CA Zip: 96120

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)