

APN: 1318-23-610-002

R.P.T.T.: \$0.00

Exempt: (NRS 375.090, Section 7)

**This Document Prepared and  
After Recording, Return and  
Mail Tax Statements To:**

Peter Mark Landon and Tammy Denice Landon, as co-Trustees  
474 School St  
Fremont, CA 94536

**Send Subsequent Tax Bills To:**

Peter Mark Landon and Tammy Denice Landon, as co-Trustees  
474 School St  
Fremont, CA 94536  
Phone: (510) 364-5593

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

PETER MARK LANDON and TAMMY DENICE LANDON, husband and wife,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to:

PETER MARK LANDON and TAMMY DENICE LANDON, as co-Trustees of THE PETER AND TAMMY LANDON FAMILY TRUST, U/A dated June 27, 2011, the GRANTEE,

Whose mailing address is 474 School St, Fremont, CA 94536;

All of the following described real estate situated in the County of **DOUGLAS**, State of **NEVADA**:

LOT 2, IN BLOCK A, OF LAKEWOOD KNOLLS ANNEX, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 12, 1959, AS DOCUMENT NO. 14378.

Per NRS 111.312 – The Legal Description appeared previously in GRANT, BARGAIN and SALE DEED, recorded on March 10, 2006, as Document No. 0669636 in **DOUGLAS** County Records, Douglas County, Nevada.

MORE commonly known as: **260 Chimney Rock Road, Stateline, NV 89449.**

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

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

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 16 day of June, 2017.

  
\_\_\_\_\_  
PETER MARK LANDON

  
\_\_\_\_\_  
TAMMY DENICE LANDON

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.

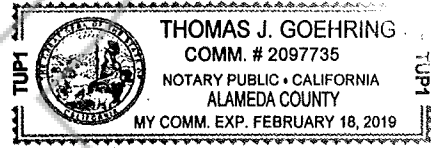
STATE OF CALIFORNIA  
COUNTY OF ALAMEDA

On June 16, 2017, before me, Thomas J. Goehring, a Notary Public, personally appeared **PETER MARK LANDON** and **TAMMY DENICE LANDON**, 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.

  
\_\_\_\_\_  
Notary Public Signature



The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

  
\_\_\_\_\_  
**PETER MARK LANDON**

  
\_\_\_\_\_  
**TAMMY DENICE LANDON**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 1318-23-610-002
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

Trust ok - JS

2. Type of Property:

- a.  Vacant Land
- b.  Single Fam. Res.
- c.  Condo/Townhouse
- d.  2-4 Plex
- e.  Apt. Bldg
- f.  Comm'l/Ind'l
- g.  Agricultural
- h.  Mobile Home
- Other: \_\_\_\_\_

3. a. Total Value /Sales Price of Property:	\$	<u>0.00</u>
b. Deed in Lieu of Foreclosure Only (value of property)	(	<u>0.00</u> )
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due:	\$	<u>0.00</u>

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transfer to a revocable, inter-vivos trust for the benefit of the Grantor, without consideration.

5. Partial Interest: Percentage being transferred: **100 %**

The undersigned declare and acknowledge, 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: *Tammy Landon* *Peter Landon* Capacity: Grantor

Signature: *Tammy Landon* *Peter Landon* Capacity: Grantee

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

Print Name: Peter Mark Landon & Tammy Denice Landon  
Address: 474 School St,  
City: Fremont  
State: CA Zip: 94536

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

Print Name: Peter Mark Landon & Tammy Denice Landon, co-trustees  
Address: Same as Grantor  
City: Same as Grantor  
State: Same as Grantor Zip: Same as Grantor

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED)

**California Document Preparers  
7000 Village Parkway Suite A  
Dublin, CA 94568**