

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

JACK C. GLANTZ, APLC
15760 Ventura Boulevard, #1520
Encino, CA 91436-3026
KM

Mail Tax Statements To:

JEFFREY SEARGEANT, TRUSTEE
JANET C. RUSSELL, TRUSTEE
JOANNE D. ROSS, TRUSTEE
452 Via Cresta
Thousand Oaks, CA 91320



KAREN ELLISON, RECORDER

E07

APN: 5-212-06

Space Above for Recorder's Use

TRUST TRANSFER GRANT DEED

GRANT DEED (EXCLUDED FROM REAPPRAISAL UNDER PROPOSITION 13, I.E., CALIF. CONST. ART 13A§1 ET.SEQ.)
THE UNDERSIGNED GRANTOR(S) DECLARE(S) UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT:

THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Transfer to or out of a revocable trust;

Unincorporated area:

city of: Zephyr Cove

GRANTOR(S): JEFFREY SEARGEANT, a married man as his sole and separate property,

hereby GRANT(S) to: JEFFREY R. SEARGEANT, as Trustee of the J & C SEARGEANT TRUST AGREEMENT, dated April 19, 2011, as amended,

all right, title and interest he owns, consisting of an undivided one-third (1/3) interest in the following described real property in the City of Zephyr Cove, County of Douglas, State of Nevada:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"
AND MADE A PART HEREOF

Said grant is made subject to liens, current taxes and assessments, covenants, restrictions, reservations, exceptions, rights, encumbrances, right of way, easements and other matters of record.

Dated: May 12, 2017

JEFFREY SEARGEANT

EXHIBIT "A"

PARCEL NO. 1

Lot 57 as shown on the official plat of "PINEWILD UNIT NO. 2, A CONDOMINIUM", filed for record in the office of the County Recorder, Douglas County, Nevada, on October 23, 1973 as Document No. 69660.

PARCEL NO. 2

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel No. 1 above.

PARCEL NO. 3

An undivided interest as tenants in common as such interest is set forth in Book 377, at Page 417 through 421, of the real property described on the Subdivision Map referred to in Parcel No. 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of PINEWILD, A CONDOMINIUM project, recorded March 11, 1974, in Book 374 of Official Records at page 193, and Supplement to Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, a Condominium Project, recorded March 9, 1977, in Book 377 of Official Records at Page 411, as Limited Common Area and thereby allocated to the unit described in Parcel No. 1 above, and excepting unto Grantor non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

PARCEL NO. 4

Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress utility service, support encroachments, maintenance and repair over the Common Areas defined and set forth in the Declaration of Covenants, Conditions and Restrictions of PINEWILD, more particularly, in the description of Parcel No. 3, above.

(APN: 5-212-06. Commonly known as #57 Pinewild, Zephyr Cove, Nevada).

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 5-212-06
 - 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>SD = Trust Verified</u>	

- 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 without consideration.

5. Partial Interest: Percentage being transferred: 33.30 %

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 Jeffrey Seargeant Capacity _____

Signature Jeffrey R. Seargeant Capacity Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JEFFREY SEARGEANT
Address: 452 Via Cresta
City: Thousand Oaks
State: CA Zip: 91320

Print Name: JEFFREY R. SEARGEANT
Address: 452 Via Cresta
City: Thousand Oaks
State: CA Zip: 91320

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: JACK C. GLANTZ, Attorney Escrow # _____
Address: 15760 Ventura Blvd., #1520
City: Encino State: CA Zip: 91436-3026

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