

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

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



KAREN ELLISON, RECORDER

E07

Mail Tax Statements To:

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

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): JANET SEARGEANT RUSSELL, a married woman as her sole and separate property,

hereby GRANT(S) to: JANET C. RUSSELL, as Trustee of the RUSSELL FAMILY LIVING TRUST, dated December 10, 1999,

all right, title and interest she 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

Janet Seargeant Russell
JANET SEARGEANT RUSSELL

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC
(Civil Code §1189 – California All-Purpose Acknowledgment)

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.

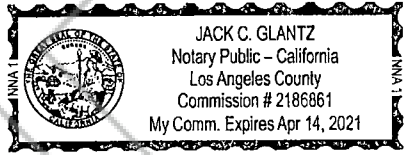
STATE OF CALIFORNIA)
)
COUNTY OF Los Angeles) SS.

On MAY 12, 2017 before me, JACK C. GLANTZ, a Notary Public, personally appeared JANET SEARGEANT RUSSELL, 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]
Notary Public



(NOTARY PUBLIC SEAL)

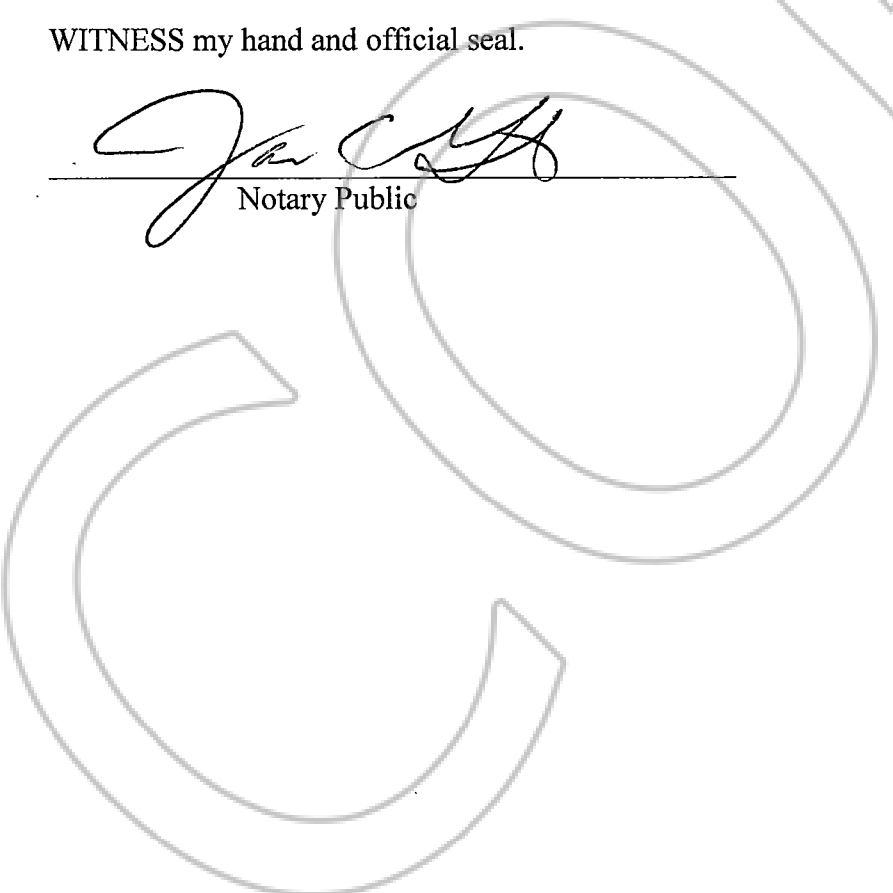


EXHIBIT "A"

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 Janet Seargeant Russell Capacity _____

Signature Janet C. Russell Capacity Trustee

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

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

Print Name: JANET SEARGEANT RUSSELL
 Address: 2468 Lavender Drive
 City: Walnut Creek
 State: CA Zip: 94596

Print Name: JANET C. RUSSELL
 Address: 2468 Lavender Drive
 City: Walnut Creek
 State: CA Zip: 94596

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)