

APN# : 1320-33-816-020

RPTT: \$0.00

Recording Requested By:



KAREN ELLISON, RECORDER

E07

When Recorded Mail To:
Karen Diane Pestana, Trustee
2821 East Valley
Minden, NV 89423

Mail Tax Statements to: (deeds only)
Same as Above

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Timothy J. Egan and Cynthia S. Egan, as Trustees of the "TIMOTHY J. EGAN AND CYNTHIA S. EGAN REVOCABLE TRUST" dated February 15, 2006, as to an undivided 50% interest and Karen Diane Pestana, Trustee of The Pestana Family Trust, dated 1-13-06, as to an undivided 50% interest

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Karen Diane Pestana, Trustee, or her successors in trust, under the Pestana Family Trust Agreement, dated January 13, 2006, an any amendments thereto

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas, State of Nevada bounded and described as follows:

Lot 63, in Block C, as shown on the Final Subdivision Map #1006-11 of Chichester Estates Phase 11, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 27, 2002, in Book 1202, Page 12732, as Document No. 562225, and amended by Certificate of Amendment, recorded March 27, 2003, in Book 0303, Page 13037, as Document No. 0571430, Official Records of Douglas County, State of Nevada.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 08/29/2017

The Timothy J. Egan and Cynthia S. Egan Revocable Trust

Timothy J. Egan
By: Timothy J. Egan, Trustee

Cynthia S. Egan
By: Cynthia S. Egan, Trustee

The Pestana Family Trust

Karen Diane Pestana
By: Karen Diane Pestana, Trustee

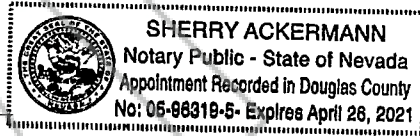
STATE OF *Nevada*

COUNTY OF *Douglas* } SS

This instrument was acknowledged before me on
August 29, 2017

By Timothy J. Egan and Cynthia S. Egan.

Sherry Ackermann
Notary Public



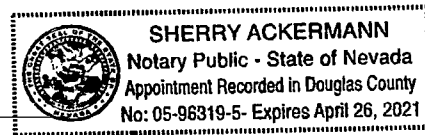
STATE OF *Nevada*

COUNTY OF *Douglas* } SS

This instrument was acknowledged before me on
September 1, 2017

By Karen Diane Pestana.

Sherry Ackermann
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-33-816-020

2. Type of Property:
 a) Vacant Land
 c) Condo/Twnhse
 e) Apt. Bldg
 g) Agricultural
 i) Other _____
 b) Single Fam. Res.
 d) 2-4 Plex
 f) Comm'l/Ind'l
 h) Mobile Home

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	<i>Trust OK</i>

3. Total Value/Sales Price of Property: \$0
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$0
 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, no consideration

5. Partial Interest: Percentage being transferred: 100 %

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 GRANTOR
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Timothy J. Egan and Cynthia S. Egan
 Revocable Trust and The Pestana Family Trust
Address: 1321 Santa Cruz Drive
City: Minden
State: NV **Zip:** 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Karen Diane Pestana, Trustee, of the Pestana Family Trust Agreement
Address: 2821 East Valley
City: Minden
State: NV **Zip:** 89423

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

Print Name: _____ Esc. #: _____
 Address: _____
 City/State/Zip: _____

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