

DOUGLAS COUNTY, NV **2017-907455**  
RPTT:\$2125.50 Rec:\$35.00  
\$2,160.50 Pgs=2 **11/30/2017 09:58 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1318-10-317-004

Escrow No. 00231538 - 001 - 10  
RPTT 2,125.50  
When Recorded Return to:  
**Rene Morales**  
577 Maple Avenue  
San Bruno, CA 94066  
Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

THIS INDENTURE WITNESSETH: That  
Timothy D. Gilbert and Nancy Avanzino Gilbert, Trustees of The Timothy D. Gilbert and  
Nancy Avanzino Gilbert Revocable Family Trust dated December 27, 2013

In consideration of \$10.00, the receipt of which is hereby acknowledged, do(es) hereby  
Grant, Bargain, Sell and Convey to  
**Rene Morales, a married woman as her sole and separate property,**

all that real property situate in the County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

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

Witness my/our hand(s) this 23<sup>rd</sup> day of October, 2017

The Timothy D. Gilbert and Nancy  
Avanzino Gilbert Revocable Family  
Trust dated December 27, 2013

Timothy D. Gilbert  
Timothy D. Gilbert, Trustee

Nancy Avanzino Gilbert  
Nancy Avanzino Gilbert, Trustee

STATE OF NEVADA  
COUNTY OF Washoe

This instrument was acknowledged before me on 10-23-17,  
By Timothy D. Gilbert and Nancy Avanzino Gilbert.

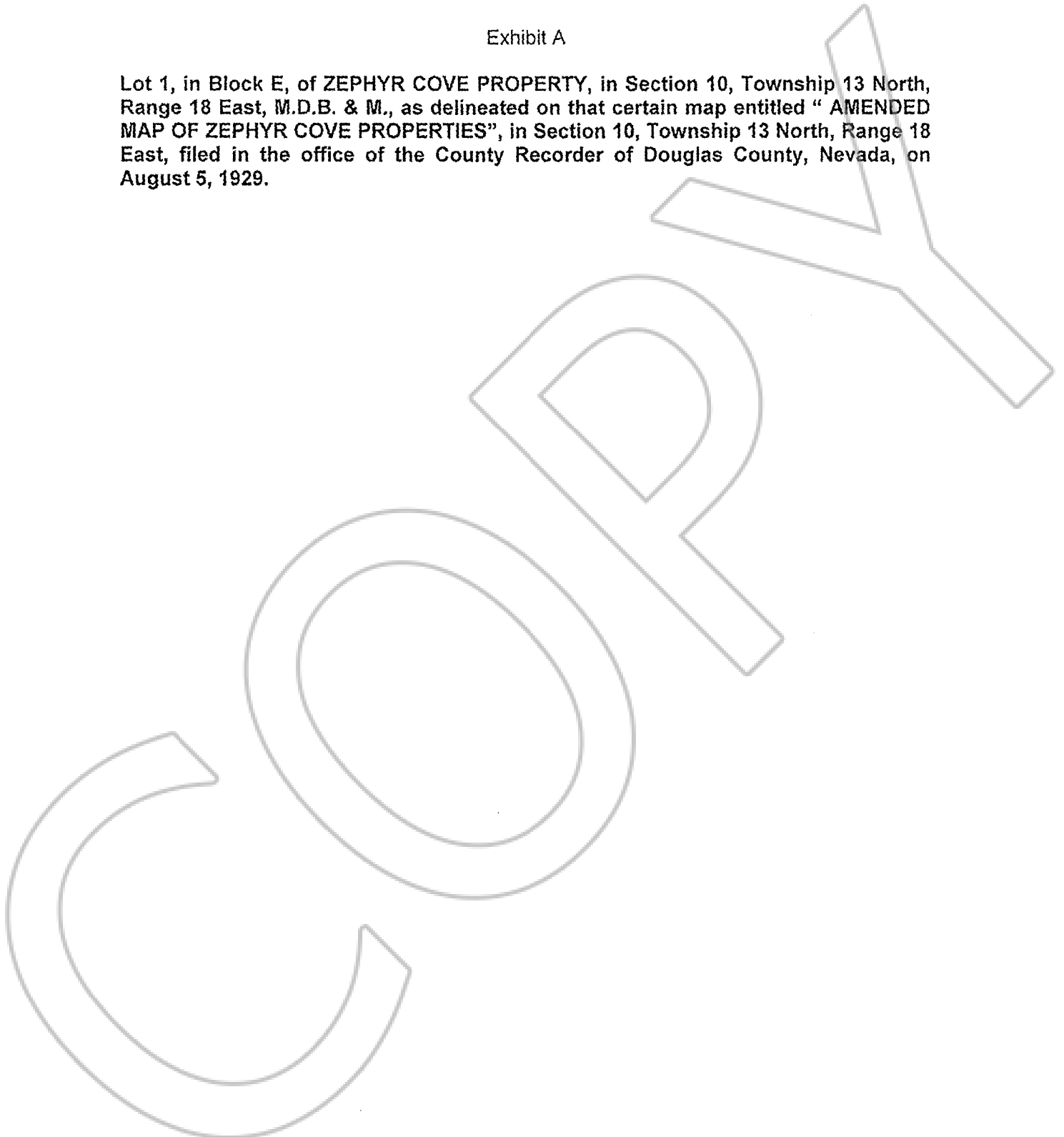
Tova Ramos  
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

Lot 1, in Block E, of ZEPHYR COVE PROPERTY, in Section 10, Township 13 North, Range 18 East, M.D.B. & M., as delineated on that certain map entitled " AMENDED MAP OF ZEPHYR COVE PROPERTIES", in Section 10, Township 13 North, Range 18 East, filed in the office of the County Recorder of Douglas County, Nevada, on August 5, 1929.



SPACE BELOW FOR RECORDER

1. APN: 1318-10-317-004

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	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

### STATE OF NEVADA DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$545,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$545,000.00  
 Real Property Transfer Tax Due: \$ 2,125.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 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: <i>Timothy Gilbert</i>	Capacity: <i>Grantor</i>
Signature: <i>Rene Morales</i>	Capacity: <i>Grantee</i>
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: The Timothy D. Gilbert and Nancy Avanzino Gilbert Revocable Family Trust dated December 27, 2013	Print Name: Rene Morales
Address: 3899 Vistacrest Drive	Address: 577 Maple Avenue
City/State/Zip: Reno, NV 89509	City/State/Zip: San Bruno, CA 94066

#### COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00231538-00110
Address: 1450 Ridgeview Dr., Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)