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Recording Requested By:  
Donald K. Lupul, Esq.  
McFall, Burnett & Brinton



KAREN ELLISON, RECORDER

E07

When Recorded Mail To:  
McFall, Burnett & Brinton  
165 St. Dominic's Drive, Suite 202  
Manteca, CA 95337

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**TITLE:**

**GRANT DEED**

**APN: 1418-34-401-015**

Mail Tax Statements to:

**Albert & Carol Nunes, Trustees of the  
Albert Nunes & Carol Nunes 2017 Trust  
Post Office Box 445  
Manteca, CA 95336**

Recording requested by:  
McFall, Burnett & Brinton

When recorded mail to:  
McFall, Burnett & Brinton  
165 St. Dominic's Drive, Suite 202  
Manteca, CA 95337

Mail tax statements to:  
Albert & Carol Nunes, Trustees of the  
Albert Nunes & Carol Nunes 2017 Trust  
Post Office Box 445  
Manteca, CA 95336

Recorder's Use Only

## GRANT DEED

Assessor's Parcel Number: 1418-34-401-015  
Physical Address: 13 Tall Pines, Highway 50  
Zephyr Cove, NV 89448

DOCUMENTARY TRANSFER TAX \$ 0.00  
EXEMPTION (R&T CODE) NRS 375.090 Sect. #7  
EXPLANATION Transfer of Title to a Trust without  
consideration

Signature of Declarant or Agent determining tax

For a valuable consideration, receipt of which is hereby acknowledged, GRANTOR(S) ALBERT J. NUNES and CAROL L. NUNES, husband and wife as Community Property with Right of Survivorship, hereby grant(s) to GRANTEE(S) ALBERT NUNES and CAROL NUNES, as Trustees of the Albert Nunes and Carol Nunes 2017 Trust, the following real property in the, County of Douglas, State of Nevada:

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Parcel 1:

Parcel 1 as shown on Parcel Map #97-004 for Gardner Enterprises, LLC, recorded August 20, 1997 in Book 897, Page 3450 as Document No. 419754.

Parcel 2:

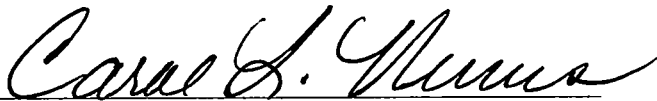
That certain easement for roadway and utility purposes over a strip of land 20 feet in width, the South line of which is parallel with and 20 feet Southerly, measured at a right angle from the North line is described as follows:

Beginning at the Northeast corner of the hereinabove described parcel; thence from the point of beginning South 89°53'27" East to the Westerly right of way line of U.S. Highway 50, said South line to be lengthened or shortened so as to extend from the Westerly right of way line of U.S. Highway 50 to the Easterly line of the hereinabove described parcel.

Dated: 12/27/2017

  
ALBERT J. NUNES

Dated: 12/27/2017

  
CAROL L. NUNES


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 to the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Joaquin )

On December 27, 2017, before me, Gina Haas, Notary Public, personally appeared Albert J. Nunes and Carol L. Nunes, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

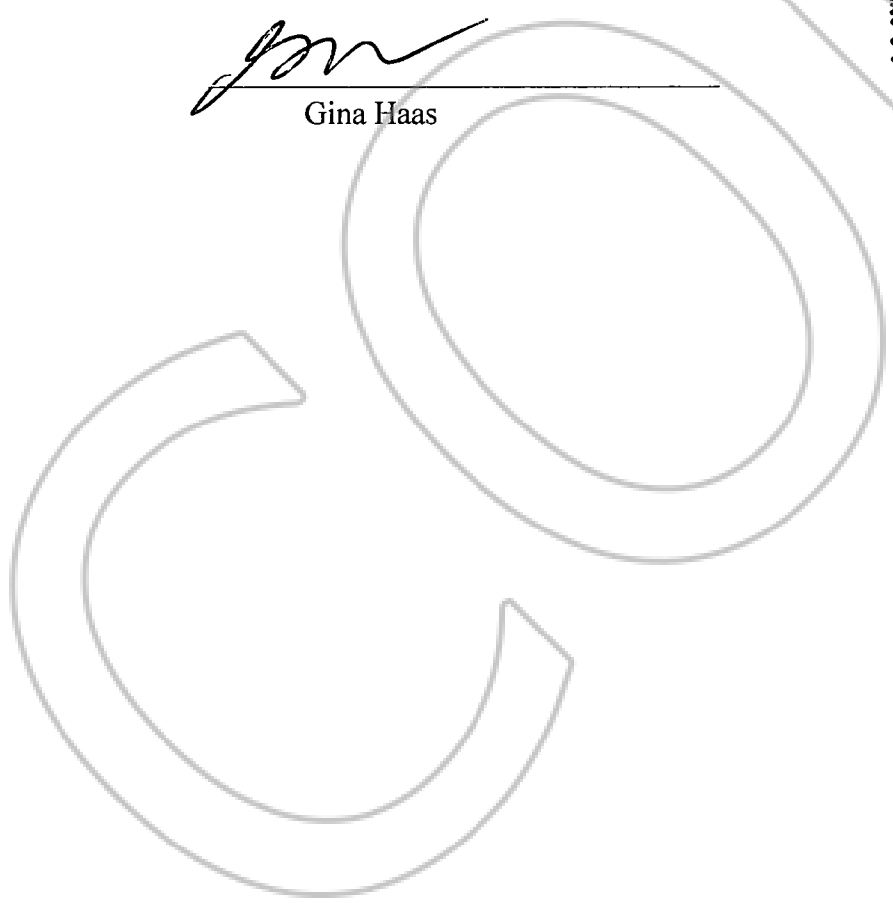
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Gina Haas



(Seal)



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1418-34-401-015  
 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>Verified Trust - J</u>	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 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 of title to a trust WITHOUT CONSIDERATION

5. Partial Interest: Percentage being transferred: 100.0 %

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 Albert Nunes Capacity Albert Nunes, Grantor/Gran

Signature Carol Nunes Capacity Carol Nunes, Grantor/Gran

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Albert J. Nunes & Carol L. Nunes  
 Address: 922 Shadowbrook Lane  
 City: Manteca  
 State: CA Zip: 95336

Print Name: Albert Nunes & Carol Nunes, Trustees  
 Address: 922 Shadowbrook Lane  
 City: Manteca  
 State: CA Zip: 95336

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Donald K. Lupul-McFall, Burnett & Brinton Escrow # \_\_\_\_\_  
 Address: 165 St. Dominic's Drive, Suite 202  
 City: Manteca State: CA Zip: 95337

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