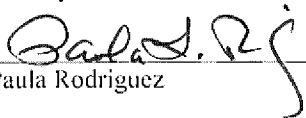


This document does not contain a social security number.


Paula Rodriguez

APN: 1318-10-310-028

RECORDING REQUESTED BY:

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

MAIL TAX STATEMENT TO/ GRANTEES:

SHARON ANN MAGINNIS, Trustee
MAGINNIS LIVING TRUST
1225 Springer Court
Reno, NV 89511

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

SHARON ANN MAGINNIS, an unmarried woman,

For NO consideration, does hereby Grant, Bargain, Sell and Convey unto:

SHARON ANN MAGINNIS, Trustee, or her successors in trust,
under the MAGINNIS LIVING TRUST,
dated February 07, 2018, and any amendments thereto.

ALL of her interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

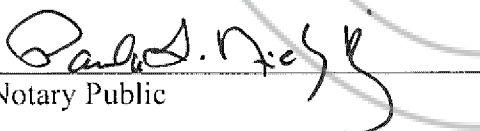
This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS my hand, this 9th day of April 2018.


SHARON ANN MAGINNIS

STATE OF NEVADA }
 } ss:
COUNTY OF WASHOE }

This instrument was acknowledged before me this 9th day of April, 2018, by SHARON ANN MAGINNIS.


Notary Public


 PAULA L. NICHOLS-RODRIGUEZ
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 07-8540-2 - Expires June 1, 2019

EXHIBIT "A"

Legal Description:

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

Lot 6, in Block B, of ZEPHYR COVER 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.

APN: 1318-10-310-028

Property Address: 733 LINCOLN HWY, ZEPHYR COVE, NV 89413

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1318-10-310-028
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 - JS</u>	

3. Total Value/Sales Price of Property: \$ _____
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: A transfer to/from a trust, made without 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 *Sharon Ann Maginnis* Capacity Grantor
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: SHARON ANN MAGINNIS
Address: 1225 Springer Court
City: Reno
State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: MAGINNIS LIVING TRUST
Address: 1225 Springer Court
City: Reno
State: NV Zip: 89511

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Anderson, Dorn & Rader, Ltd. Escrow # _____
Address: 500 Damonte Ranch Pkwy, Suite 860
City: Reno State: NV Zip: 89521

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