

ASSESSOR PARCEL NO. 1219-15-001-023

**WHEN RECORDED MAIL TO:**

✓ O'NEILL & WOOLPERT  
1014 PALM STREET  
SAN LUIS OBISPO, CA 93401



KAREN ELLISON, RECORDER

E07

**MAIL TAX NOTICES TO:**

MICHAEL A. COOPER, TRUSTEE  
ANNAMARIE HOWARD, TRUSTEE  
4634 POINSETTIA STREET  
SAN LUIS OBISPO, CA 93401

**GRANT, BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MICHAEL COOPER (also known as Michael A. Cooper) (herein "Grantor"), whose address is 4634 Poinsettia Street, San Luis Obispo, CA 93401, hereby GRANTS, BARGAINS, SELLS and CONVEYS to MICHAEL A. COOPER and ANNAMARIE HOWARD, Trustees, or any successors in trust, under the COOPER - HOWARD FAMILY TRUST dated July 10, 2018 and any amendments thereto (herein "Grantee"), whose address is whose address is 4634 Poinsettia Street, San Luis Obispo, CA 93401, all of Grantor's right, title and interest in and to that certain real property located in County of Douglas, Nevada, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property address: 969 Sheridan Lane, Gardnerville, NV

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

Dated this 10<sup>th</sup> day of July, 2018.

GRANTOR:

  
\_\_\_\_\_  
MICHAEL COOPER

GRANT, BARGAIN AND SALE DEED  
APN: 1219-15-001-023  
PAGE TWO

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.

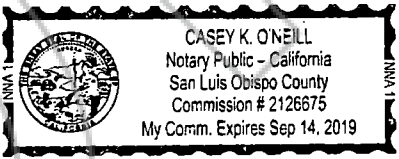
STATE OF CALIFORNIA                     )  
   ) ss.  
COUNTY OF SAN LUIS OBISPO         )

On July 10, 2018, before me, Casey K. O'Neill, a Notary Public, personally appeared MICHAEL COOPER, 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.

Casey O'Neill  
Notary Public

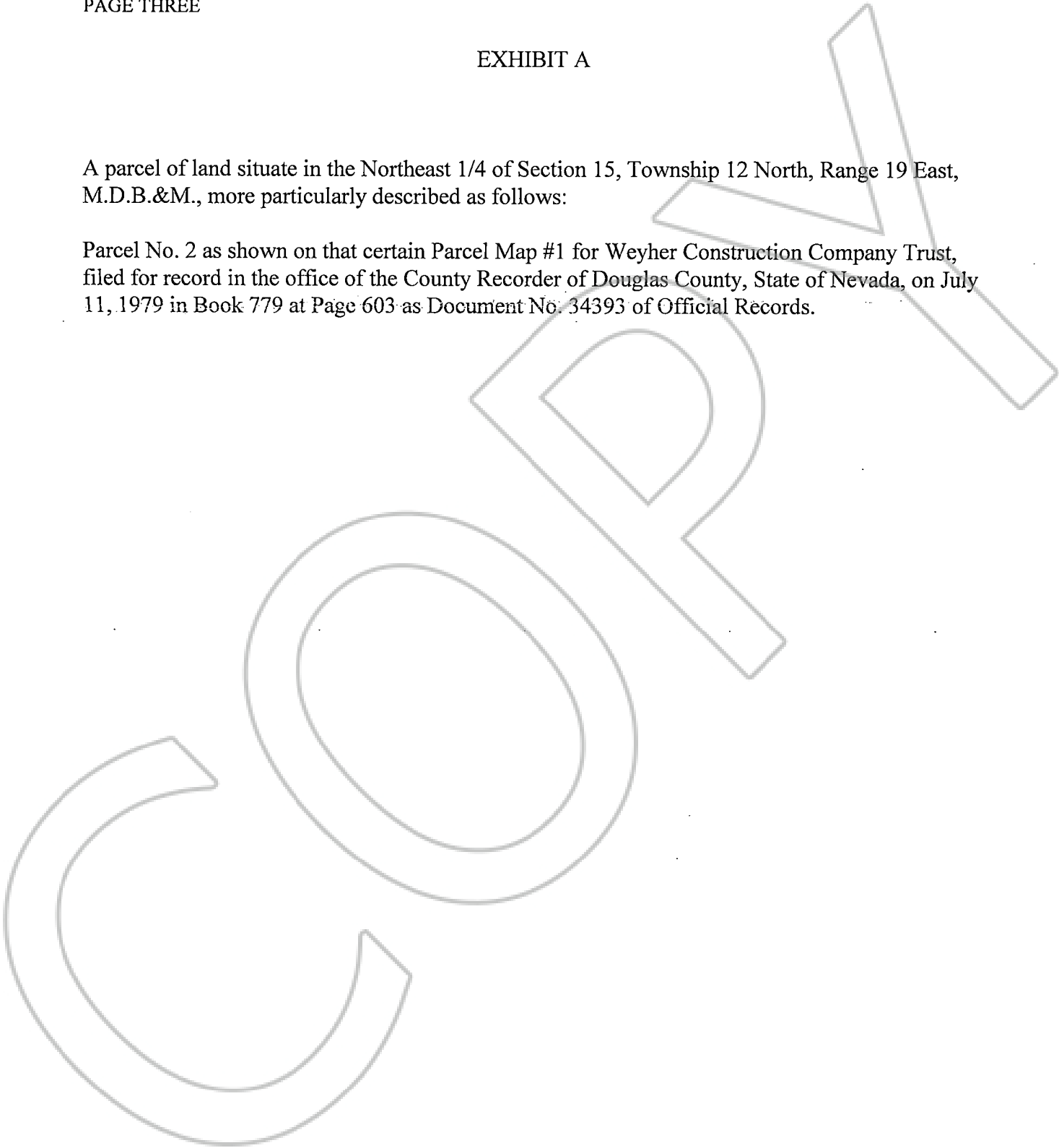


GRANT, BARGAIN AND SALE DEED  
APN: 1219-15-001-023  
PAGE THREE

EXHIBIT A

A parcel of land situate in the Northeast 1/4 of Section 15, Township 12 North, Range 19 East, M.D.B.&M., more particularly described as follows:

Parcel No. 2 as shown on that certain Parcel Map #1 for Weyher Construction Company Trust, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 11, 1979 in Book 779 at Page 603 as Document No. 34393 of Official Records.



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1219-15-001-023  
 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>Trust OK</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 Trust for no 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 [Signature] Capacity \_\_\_\_\_ Grantee \_\_\_\_\_  
 Signature [Signature] Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: MICHAEL COOPER  
 Address: 4634 POINSETTIA STREET  
 City: SAN LUIS OBISPO  
 State: CA Zip: 93401

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: MICHAEL A. COOPER & ANNAMARIE HOWARD,  
TRUSTEES  
 Address: 4634 POINSETTIA STREET  
 City: SAN LUIS OBISPO  
 State: CA Zip: 93401

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Janet M. O'Neill Escrow # \_\_\_\_\_  
 Address: 1014 Palm Street  
 City: San Luis Obispo State: CA Zip: 73401

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