

DOUGLAS COUNTY, NV

2018-917749

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

08/06/2018 04:07 PM

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

E07

WHEN RECORDED MAIL TO:

Jeannette Sanzberro, TTEE
117 Woodbridge Circle
San Mateo, CA 94403

MAIL TAX STATEMENTS TO:

Same as above

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

Space above for Recorder's use only
R.P.T.T. = None per N.R.S. 375.090 (7)

APN No.: 1220-21-510-029

TRUST TRANSFER DEED

NOTICE: This deed is to a trust not pursuant to a sale and is exempt from Transfer Tax. The undersigned are the declarants and Trustee(s) on the effective date of this instrument.

Jeannette Sanzberro, Grantor, without consideration, does hereby grant to Jeannette Sanzberro, Trustee, in trust, under the Henri Sanzberro and Jeannette Sanzberro Living Trust Agreement, dated August 30, 1996, as Amended and Restated July 13, 2017, and any amendments thereto, all of Grantor's right, title and interest in and to all of that certain lot, piece or parcel of land situate, lying and being in the County of Douglas, State of Nevada, together with all of the improvements thereon, and more particularly described as shown on Exhibit "A" attached hereto and by reference made a part hereof.

Jeannette Sanzberro
Jeannette Sanzberro

STATE OF _____) ss.
COUNTY OF _____)

On this _____ day of _____, 2018, before me, a Notary Public in and for the County and State aforesaid, personally appeared Jeannette Sanzberro, known to me to be the person described in and who executed the foregoing instrument, and who acknowledged to me that she/he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

** please see attached*

NOTARY PUBLIC

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

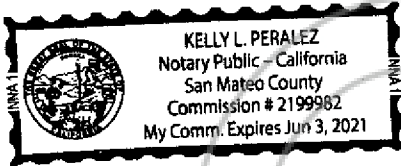
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Mateo)
On July 23, 2018 before me, Kelly L. Peralez, California Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Jeanette Sanxvero
Name(s) of Signer(s)

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.



Signature Kelly L. Peralez
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Trust transfer deed

Document Date: July 23, 2018 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer -- Title(s): _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer -- Title(s): _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Exhibit "A"
Trust Transfer Deed

Legal Description

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

Address: 1358 Kimmerling Rd. Gardnerville, NV

APN: 1220-21-510-029

LOT 122 AS SHOWN ON THE MAP OF GARDNERVILLE
RANCHOS, UNIT 6, FILED IN THE OFFICE OF THE
COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF
NEVADA, ON MAY 29, 1973, AS FILE NO. 66512.

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.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1220-21-510-029
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input checked="" type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
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: \$ _____

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: _____
Trustors transfer title to their trust for no consideration

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 Jeannette Sanzberro Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>Jennette Sanzberro</u>	Print Name: <u>Jeannette Sanzberro</u>
Address: <u>117 Woodbridge Circle</u>	Address: <u>117 Woodbridge Circle</u>
City: <u>San Mateo</u>	City: <u>San Mateo</u>
State: <u>CA</u> Zip: <u>94403</u>	State: <u>CA</u> Zip: <u>94403</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: John C. Smith, Esq. Escrow # _____

Address: 499 W. Plumb Lane, Ste. 202 Phone: 775-324-9100

City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)