

A.P.N.: 1419-01-801-021
File No: 12142-2549247 (JF)
R.P.T.T.: \$0.00

When Recorded Mail To: Mail Tax Statements To:
Elizabeth Breshears
1502 E Street, Unit 10
Hayward, CA 94541

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Elizabeth Breshears, Trustee of the Elizabeth Breshears 2014 Revocable Trust, under agreement dated December 22, 2014

do(es) hereby *GRANT, BARGAIN and SELL* to

Elizabeth Breshears, an unmarried woman

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

**A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1,
TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.B. & M., MORE PARTICULARLY
DESCRIBED AS FOLLOWS:**

**PARCEL C OF THAT CERTAIN PARCEL MAP FOR BURTON R. MCCHESENEY AND MARY D.
MCCHESENEY, RECORDED IN BOOK 184, PAGE 4318, OFFICIAL RECORDS AS
DOCUMENT NO. 94980.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

Date: 08/20/2018

Elizabeth Breshears 2014 Revocable Trust,
under agreement dated December 22, 2014

Elizabeth Breshears
Elizabeth Breshears, Trustee

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 Contra Costa)

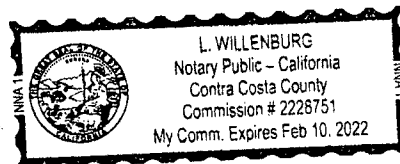
On August 21, 2018, before me, L. W. Willenburg, Notary Public, personally appeared Elizabeth Breshears who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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

[Handwritten Signature]



This area for official notarial seal

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 20, 2018** under Escrow No. **12142-2549247**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1419-01-801-021
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust OK</u>	

3. a) Total Value/Sales Price of Property: \$0.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$0.00
 d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: 7
 b. Explain reason for exemption: Transfer out of Trust 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: [Signature] Capacity: Grantor/Grantee
 Signature: _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Elizabeth Breshears 2014
 Print Name: Revocable Trust
 Address: 1502 E Street, Unit 10
 City: Hayward
 State: CA Zip: 94541

Print Name: Elizabeth Breshears
 Address: 1502 E Street, Unit 10
 City: Hayward
 State: CA Zip: 94541

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance Company File Number: 12142-2549247 JF/ JF
 Address: 4620 S. Carson Street, Suite 5
 City: Carson City State: NV Zip: 89701

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