

RECORDING REQUESTED BY
Deborah G. Corlett, Esq.

AND WHEN RECORDED MAIL THIS DEED TO:

O'Brien Watters & Davis, LLP
P. O. Box 3759
Santa Rosa, California 95402-3759



KAREN ELLISON, RECORDER

E07

Title No. This space for Recorder's Use

Grant, Bargain and Sale Deed

APN 1319-30-626-003

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
GERALD PHOENIX, a single man,

does hereby GRANT, BARGAIN and SELL to
GERALD D. PHOENIX, TRUSTEE, AND ANY SUCCESSOR TRUSTEES, OF THE
GERALD D. PHOENIX REVOCABLE TRUST, UNDER DECLARATION OF TRUST
DATED JANUARY 17, 2019,

the following described real property in County of Douglas, State of Nevada:

Unit B, as shown on the map of Tahoe Village Condominium 17 II, being a
subdivision of Lot 17, of the Second Amended Map of Tahoe Village Unit NO. 2,
filed for record in the office of the County Recorder of Douglas County, State of
Nevada on May 26, 1976 as Document No. 00625.

TOGETHER WITH an undivided 1/4 interest in and to that portion designated as
"Common Area", as shown on said map of Tahoe Village Condominium 17 II.

(784 B North Bowl Lane, Stateline)

Dated: January 17, 2019



Gerald Phoenix

MAIL TAX STATEMENT TO PARTY SHOWN ON FOLLOWING LINE.

Gerald D. Phoenix
11150 Jack Tar Drive
Sebastopol, CA 95472

ACKNOWLEDGMENT

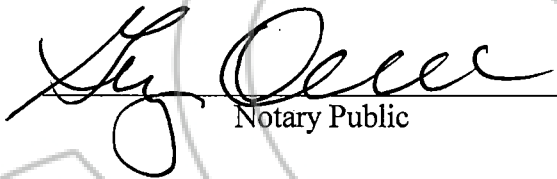
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 : ss.
County of Sonoma)

On January 17, 2019, before me, Ginger Orosco, notary public, personally appeared Gerald Phoenix, 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.


Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-30-626-003
 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 Cert OK - ICE</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: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: A transfer of title to a trust without consideration if a certificate of trust is presented at the time of transfer.

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 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 Seller, Buyer & Trustee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gerald Phoenix
 Address: 11150 Jack Tar Drive
 City: Sebastopol
 State: CA Zip: 95472

Print Name: Gerald D. Phoenix, trustee
 Address: 11150 Jack Tar Drive
 City: Sebastopol
 State: CA Zip: 95472

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Deborah G. Corlett Escrow # _____
 Address: P.O. Box 3759
 City: Santa Rosa State: CA Zip: 95402-3759

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