

APN 1121-35-001-016



Recording Requested by
and Return to:
Woodburn and Wedge
Sharon M. Jannuzzi, Esq.
6100 Neil Road, Suite 500
Reno, Nevada 89511

KAREN ELLISON, RECORDER

E07

Send Tax Statements to Grantee:
Kathleen Taylor-George, Trustee
P.O. Box 579401
Modesto, CA 95357

The undersigned hereby affirms that
this document submitted for recording
does not contain the personal information
of any person or persons.
(Per NRS 239B.030)

GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED is made by and between KATHLEEN D. TAYLOR-GEORGE, a married woman as her sole and separate property (hereinafter referred to as "Grantor"), and KATHLEEN D. TAYLOR-GEORGE, Trustee of the TAYLOR 2018 REVOCABLE TRUST dated October 12, 2018 (hereinafter referred to as "Grantee").

WITNESSETH:

WHEREAS, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to them in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN and SELL unto the Grantee and to her successors and assigns forever, all the right, title and interest in that certain real property situate, lying and being in the County of Douglas, State of Nevada, and more particularly described as follows:

Lot 7 as shown on the plat of Spring Valley Ranchos Subdivision Unit No. 1, filed in the office of the County Recorder of Douglas County, Nevada, on December 6, 1967 as Document No. 39423, and on Amended Map filed for record October 8, 1968 as Document No. 42547 Official Records of Douglas County, State of Nevada.

TOGETHER WITH the appurtenances and all rents, issues and profits thereof, and all right, title and interest of the Grantor therein or thereto, or which she may hereafter acquire.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the Grantee, her successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed these presents this 18 day of January, 2019.

GRANTOR:

Kathleen D. Taylor George
KATHLEEN D. TAYLOR GEORGE

CALIFORNIA ALL-PURPOSE NOTARY ACKNOWLEDGMENT

Pursuant to SB 1050 (Chapter 197, Statutes of 2014), Civil Code section 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.

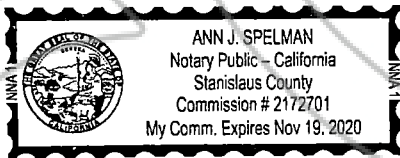
STATE OF CALIFORNIA }
 } SS:
COUNTY OF STANISLAUS }

On January 18, 2019 before me (print name) Ann J. Spelman, notary public the undersigned Notary Public, personally appeared Kathleen D. Taylor-George, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

(Seal)



Signature [Handwritten Signature]

OPTIONAL INFORMATION - Description of Document

Title or Type of Document: _____

Number of Pages: _____ Document Date: _____

Other: _____

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1121-35-001-016
 b) _____
 c) _____
 d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input 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 - 9/2</u>

3. Total Value/Sales Price of Property:

	<u>\$ 0.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$ 0.00</u>
Transfer Tax Value:	<u>\$ 0.00</u>
Real Property Transfer Tax Due:	<u>\$ 0.00</u>

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption: Transfer of title to or from a trust without consideration, with certificate of trust presented at time of recording.

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 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 M. Jannuzzi Capacity Attorney for Grantor
 Signature Sharon M. Jannuzzi Capacity Attorney for Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Kathleen D. Taylor-George
 Address: P.O. Box 579401
 City: Modesto
 State: CA Zip: 95357

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Kathleen D. Daylor-George
 Address: P.O. Box 579401
 City: Modesto
 State: CA Zip: 95357

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Sharon M. Jannuzzi Escrow # N/A
 Address: 6100 Neil Road, Suite 500
 City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)