

APN: 1318-032-120-18

Escrow No. 00246025 - 016 - 17
RPTT 5,440.50
When Recorded Return to:
Jarrold Trammell
22835 Industrial Place
Grass Valley, CA 95909

Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,

Clyde E. Beffa Jr., Trustee of the Clyde E. Beffa, Jr. Qualified Personal Residence Trust dated October 5, 2005, as to an undivided 50% interest; and Kathleen K. Beffa, Trustee of the Kathleen K. Beffa Qualified Personal Residence Trust dated October 5, 2005, as to an undivided 50% interest

do(es) hereby Grant, Bargain, Sell and Convey to

Jarrold Trammell, an unmarried man

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

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SPACE BELOW FOR RECORDER

Witness my/our hand(s) this 15 day of July, 2019

The Clyde E. Beffa, Jr. Qualified Personal Residence Trust dated October 5, 2005

The Kathleen K. Beffa Qualified Personal Residence Trust dated October 5, 2005

Clyde E. Beffa, Jr., Trustee
Clyde E. Beffa, Jr., Trustee

Kathleen K. Beffa, Trustee
Kathleen K. Beffa, Trustee

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

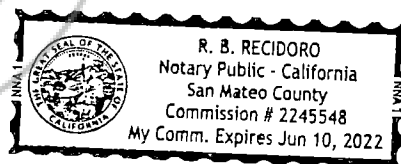
STATE OF CALIFORNIA
COUNTY OF SAN MATEO

On July 15, 2019, before me, R B RECIDORO (Notary Name), personally appeared Clyde E. Beffa Jr., 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of the California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

RBR
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

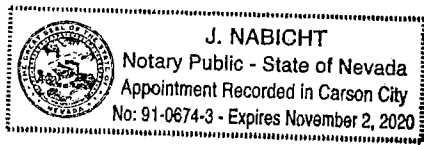
COPY

STATE OF NEVADA
CARSON CITY

This instrument was acknowledged before me on July 12, 2019 ,
by Kathleen K. Beffa.



NOTARY PUBLIC



COOPER

SPACE BELOW FOR RECORDER

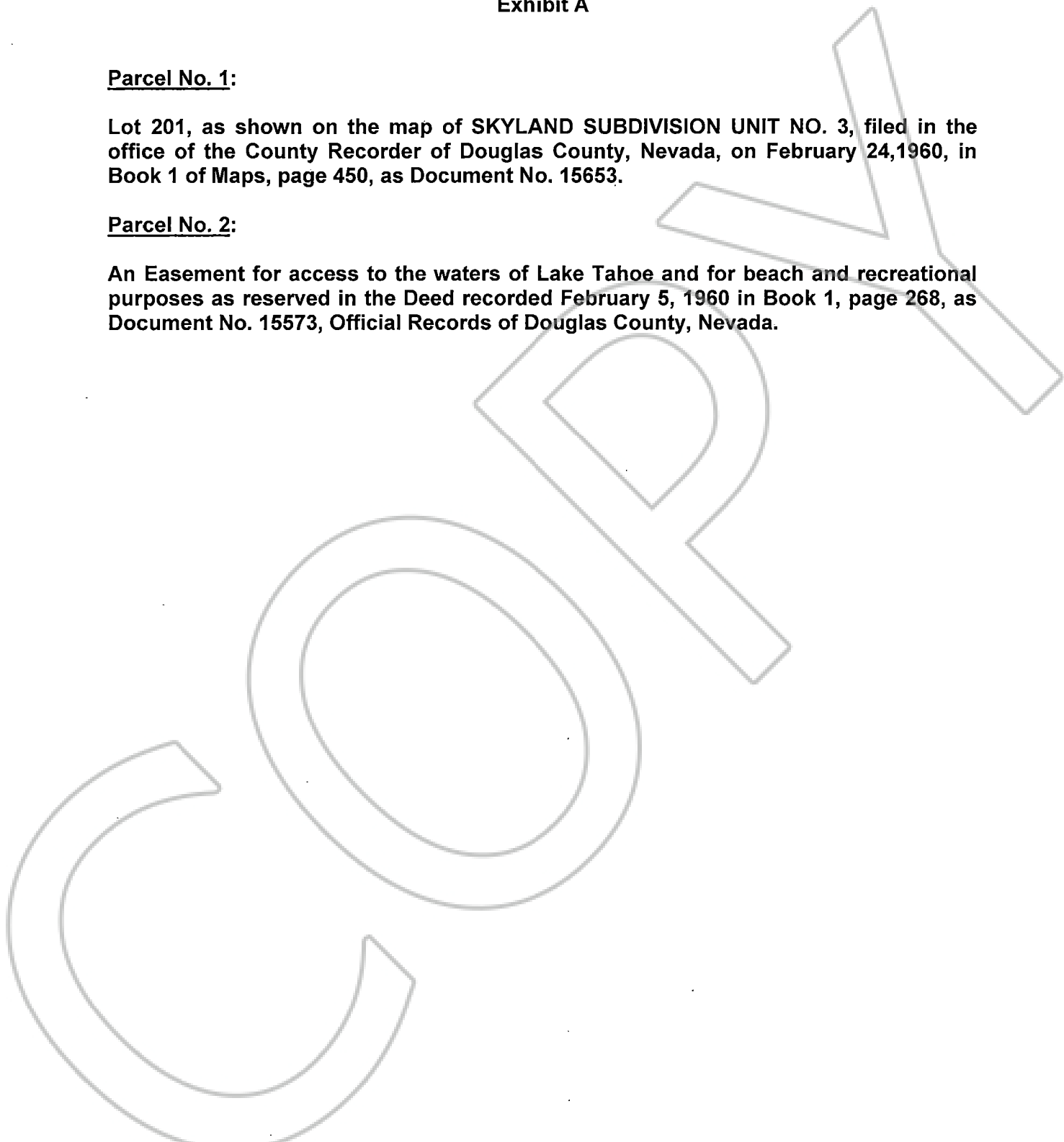
Exhibit A

Parcel No. 1:

Lot 201, as shown on the map of SKYLAND SUBDIVISION UNIT NO. 3, filed in the office of the County Recorder of Douglas County, Nevada, on February 24, 1960, in Book 1 of Maps, page 450, as Document No. 15653.

Parcel No. 2:

An Easement for access to the waters of Lake Tahoe and for beach and recreational purposes as reserved in the Deed recorded February 5, 1960 in Book 1, page 268, as Document No. 15573, Official Records of Douglas County, Nevada.



SPACE BELOW FOR RECORDER

1. APN: 1318-032-120-18

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	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$1,395,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$1,395,000.00
 Real Property Transfer Tax Due: \$ 5,440.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

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 <u>Kathleen K. Beffa</u>	Capacity <u>Grantor</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>Clyde E. Beffa Jr. , Trustee of the*</u>	Print Name: <u>Jarrold Trammell</u>
Address: <u>2510 Purisima Creek Rd.</u>	Address: <u>22835 Industrial Place</u>
City/State/Zip: <u>Half Moon Bay, CA 94019</u>	City/State/Zip: <u>Grass Valley, CA 95909</u>

COMPANY REQUESTING RECORDING

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00246025-016</u>
Address: <u>896 West Nye Lane, Suite 104 Carson City, NV 89703</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

*Clyde E. Beffa, Jr. Qualified Personal Residence Trust dated 10/5/2005 & Kathleen K. Beffa, Trustee of Kathleen K. Beffa Qualified Personal Residence Trust dated 10/5/2005