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APN 1318-23-218-015

KAREN ELLISON, RECORDER

E07

Recording Requested by:

Beverly Lavin, Esq.
2121 No. California Blvd., Ste. 290
Walnut Creek, CA 94596

When Recorded Return to:

Beverly Lavin, Esq.
2121 No. California Blvd., Ste. 290
Walnut Creek, CA 94596

Mail Tax Statements to:

Ms. Maria Dulce M. Capece
250 King St., #1114
San Francisco, CA 94107

GRANT DEED

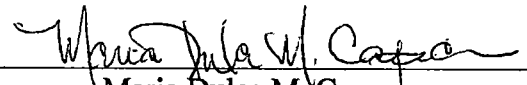
By this instrument dated Jan 25, 2019

Maria Dulce M. Capece, an unmarried woman
hereby GRANTS AND CONVEYS TO

Maria Dulce M. Capece as Trustee of the Maria Dulce M. Capece Trust under
declaration dated April 27, 2017 as amended all of the following described Real Property
in the state of Nevada, County of Douglas, City of Stateline,
Parcel C, as shown on that certain Parcel Map recorded as Document No. 75620,
in Book 974, of Official Records, at Page 740, on September 24, 1974, and being
further described as being a portion of Lot 60, as shown on the map of LAKE
VILLAGE UNIT NO. 2-D, filed in the Office of the County Recorder on June 5, 1972,
as Document No. 59803, Official Records of Douglas County, State of Nevada.

Together with all tenements, hereditaments and appurtenances, if any, thereto belonging or
appertaining and any reversions, remainders, rents, issues or profits thereof.

APN 1318-23-218-015



Maria Dulce M. Capece

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
County of Contra Costa)

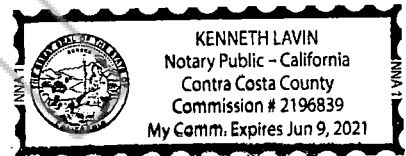
On January 25, 2019 before me, Kenneth Lavin Notary Public
(insert name and title of the officer)

personally appeared Maria Dulce M. Capece
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 Kenneth Lavin (Seal)



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-23-218-015
 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 OR BC</u>	

3. Total Value/Sales Price of Property: \$ \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ \$0.00
 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: Transfer by owner to her living trust - without consideration

5. Partial Interest: Percentage being transferred: 100.0%

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 Maria Dulce M. Capece Capacity owner

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Maria Dulce M. Capece
 Address: 250 King St. #1114
 City: San Francisco,
 State: CA Zip: 94107

Print Name: Maria Dulce M. Capece Trustee of Maria Dulce M. Capece Trust
 Address: 250 King St. #1114
 City: San Francisco,
 State: CA Zip: 94107

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Beverly Lavin, Esq. Escrow # n/a
 Address: 2121 No. California Blvd., Ste. 290
 City: Walnut Creek State: CA Zip: 94596

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