

APN #:1320-02-011-111

Recording Requested By:

David A. Gardner and Cynthia J. Gardner

Return Documents to:

Name: David A. Gardner and Cynthia J. Gardner

Address: 4541 Willalee Avenue

City/State/Zip: La Crescenta, CA 91214

Send Tax Statements to:

Name: The David A. Gardner and Cynthia J. Gardner

Family Trust u/d/t dated July 11, 2019, David A.

Gardner and Cynthia J. Gardner, co-Trustees

Address: 4541 Willalee Avenue

City/State/Zip: La Crescenta, CA 91214



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KAREN ELLISON, RECORDER

E07

GRANT, BARGAIN, SALE DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

David A. Gardner and Cynthia Jo Gardner, Husband and Wife as Joint Tenants, hereinafter referred to as "Grantors", do hereby grant, bargain, sell, and convey unto The David A. Gardner and Cynthia J. Gardner Family Trust u/d/t dated July 11, 2019, David A. Gardner and Cynthia J. Gardner, co-Trustees, hereinafter "Grantee", the following described real property in the County of Douglas, State of Nevada with the following legal description:

Lot 28, as shown on that certain map entitled PIONEER HEIGHTS SUBDIVISION, UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on March 13, 1961, as Document No. 17360.

Property commonly known as: 1692 Hyde Street, Minden, NV 89423

NRS 375.090 Exemption Number 07, Transfer without Consideration to a Trust

TO HAVE AND TO HOLD 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.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantors hands this the 11th day of July, 2019.

Signature: David A. Gardner

Signature: Cynthia Jo Gardner

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 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 }
County of Los Angeles

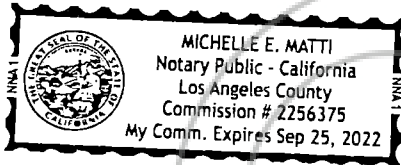
On July 11, 2019 before me, Michelle E. Matti, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared David A. Gardner and Cynthia Jo Gardner
Name(s) of Signer(s)

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 Michelle E. Matti

Place Notary Seal and/or Stamp Above

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-02-001-111
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: Verified Trust - J

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: Transfer without Consideration to a Trust

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 David A. Gardner Capacity: Grantor

Signature Cynthia J. Gardner Capacity: Grantor

SELLER (GRANTOR) INFORMATION
 (REQUIRED) Cynthia J. Gardner
 Print Name: David A. Gardner &
 Address: 4541 Willalee Avenue
 City: La Crescenta
 State: CA Zip: 91214

BUYER (GRANTEE) INFORMATION
 (REQUIRED) The David A. Gardner and Cynthia J. Gardner Family Trust u/d/t dated July 11, 2019, David A. Gardner
 Print Name: dated July 11, 2019, David A. Gardner
 Address: 4541 Willalee Avenue and Cynthia J. Gardner,
 City: La Crescenta Trustees
 State: CA Zip: 91214

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Law Offices of Michelle Matti Escrow # n/a
 Address: 300 W. Glenoaks Ave #103
 City: Glendale, CA 91202 State: _____ Zip: _____