

APN#: 1318-15-310-002

RPTT: \$3,313.05

Recording Requested By:

Western Title Company

Escrow No.: 106596-WLD

When Recorded Mail To:

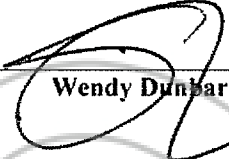
**Victor and Isela Garcia 2016 Family
Trust**

**8240 Rhoda Ave.
Dublin, CA 94568**

**Mail Tax Statements to: (deeds only)
Same as Above**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature _____


Wendy Dunbar

Escrow Officer

****THIS DOCUMENT IS EXECUTED IN COUNTERPART AND IS TO
BE DEEMED ONE DOCUMENT**

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Marvin D. Hovatter and Patti J. Urbanec, Trustees of the M.D. Hovatter & P.J. Urbanec Trust

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Victor Garcia and Isela Garcia, Trustees of the Victor and Isela Garcia 2016 Family Trust, dated February 8, 2016

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Zephyr Cove, County of Douglas State of Nevada bounded and described as follows:

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

Lot 9, as shown on the map of ROUND HILL VILLAGE, UNIT NO. 1, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 21, 1965, as Document No. 27741.

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

Dated: 08/02/2019

The M.D. Hovatter and P.J. Urbanec Trust

no interest

Marvin D. Hovatter, Trustee

Patti J. Urbanec

Patti J. Urbanec, Trustee

STATE OF Montana

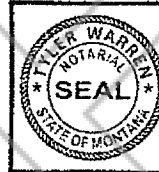
COUNTY OF Silver Bow

THIS instrument was acknowledged before me on August
16, 2019, by Patti J. Urbanec

} ss

Tyler Warren

Notary Public



TYLER WARREN
NOTARY PUBLIC for the
State of Montana
Residing at Butte, Montana
My Commission Expires
March 06, 2022

The M.D. Hovatter and P.J. Urbanec Trust

M.D. Hovatter
Marvin D. Hovatter, Trustee

counterpart
Patti J. Urbanec, Trustee

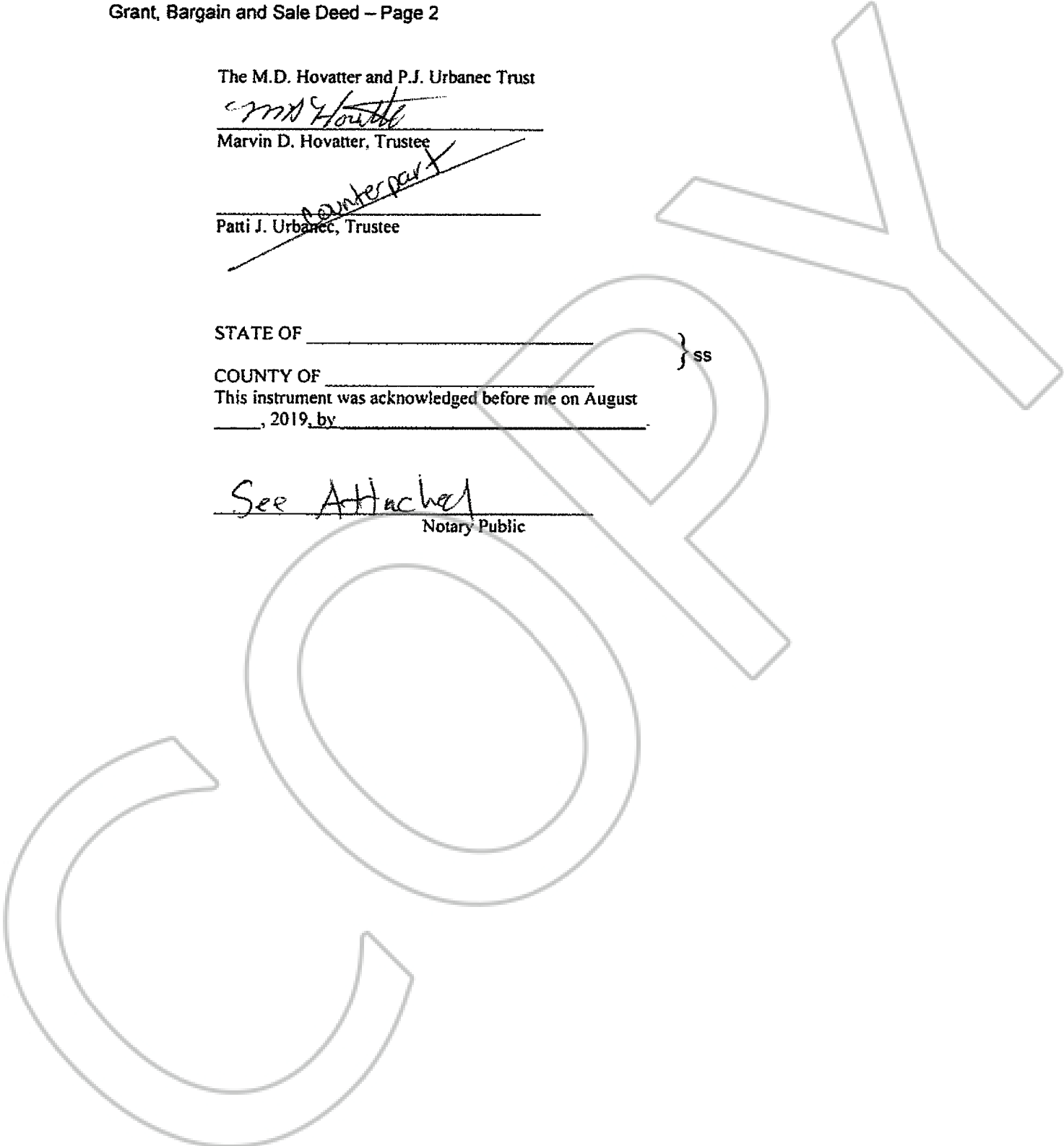
STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on August
____, 2019, by _____

} ss

See Attached
Notary Public



CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 Marin }

On 08-05-2019 before me, Evan Timmel, Notary Public
(Here insert name and title of the officer)

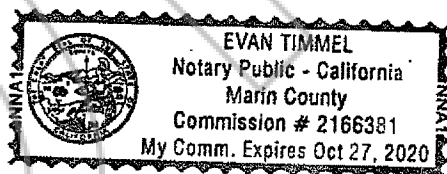
personally appeared Marvin D Hovatter
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

Evan Timmel
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Grant, Bargain and Sale
(Title or description of attached document)
Deed
(Title or description of attached document continued)
Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)
 Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1318-15-310-002

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
 NOTES: _____

3. Total Value/Sales Price of Property: \$849,500.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$849,500.00
 Real Property Transfer Tax Due: \$3,313.05

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 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 GRANTOR
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Marvin D. Hovatter and Patti J. Urbanec,
 Trustees of the M.D. Hovatter & P.J.
 Urbanec Trust
 Address: 529 Olive St.
 City: Sausalito
 State: CA Zip: 94965

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Victor Garcia and Isela Garcia, Trustees
 of the Victor and Isela Garcia 2016
 Family Trust
 Address: 8240 Rhoda Ave.
 City: Dublin
 State: CA Zip: 94568

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 106596-WLD