

APN: 1320-33-719-027



KAREN ELLISON, RECORDER E07

**When Recorded Mail to:**  
ALLING & JILLSON, LTD..  
Post Office Box 3390  
Lake Tahoe, NV 89449

**Send Tax Statements To:**  
Margaret J. Cox  
1476 Cardiff Avenue  
Gardnerville, NV 89410

## Grant, Bargain and Sell Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Margaret J. Cox, as survivor under the joint tenancy deed recorded on 10/31/06, does hereby grant, bargain, sale to Margaret J. Cox, Trustee, or any successors in trust under The Margaret J. Cox Family Living Trust dated August 27, 2019 all right, title and interest in the real property located at 1476 Cardiff Drive, Gardnerville, Nevada, in Douglas County, Nevada, more particularly described as follows:

Lot 49, in Block D of CHICHESTER ESTATES PHASE 13 Final Subdivision Map # 1006-13 according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on October 4, 2004, in Book 1004, Page 1052, as Document No. 625784.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Pursuant to NRS 239B.030(4), I affirm that this instrument does not contain the personal information of any person.

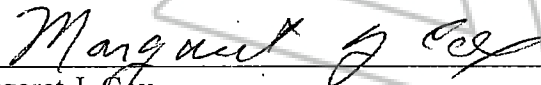
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Pursuant to NRS 111.312, this legal description was previously recorded at Document No. 0687662 on October 31, 2006.

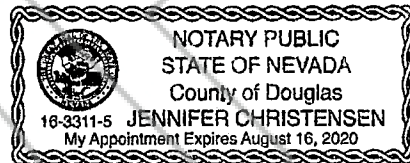
DATED this 27<sup>th</sup> day of August, 2019.

  
\_\_\_\_\_  
Margaret J. Cox

STATE OF NEVADA        )  
                                  : ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on the 27<sup>th</sup> day of August, 2019, by Margaret J. Cox.

  
\_\_\_\_\_  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-33-719-027  
 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'/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>9/14/19</u>	
NOTES: <u>Verified Grant AB</u>	

3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 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: A transfer of title to a trust without consideration  
A certificate of trust is attached

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 \_\_\_\_\_ Capacity Agent

Signature \_\_\_\_\_ Capacity Agent

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

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

Print Name: Margaret J. Cox  
 Address: 1476 Cardiff Avenue  
 City: Gardnerville,  
 State: NV                      Zip: 89410

Print Name: Margaret J. Cox, trustee of the Margaret J. Cox Family Living Trust  
 Address: 1476 Cardiff Ave  
 City: Gardnerville  
 State: NV                      Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: James R. Hales                      Escrow # \_\_\_\_\_  
 Address: PO Box 3390  
 City: Stateline                      State: NV                      Zip: 89449

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