

DOUGLAS COUNTY, NV

2019-934857

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

09/09/2019 08:43 AM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

ASSESSOR'S PARCEL NO. 1320-33-816-048

**WHEN RECORDED MAIL TO:**

CHASE FRETWELL  
SUTTLE, GOH & BARBER, LLP  
TWO EMBARCADERO CENTER  
SUITE 430  
SAN FRANCISCO, CA 94111

**MAIL TAX NOTICES TO:**

BARBARA REYNOLDS, TRUSTEE  
311 ROBERT LOUIS STEVENSON  
ALAMEDA, CA 94501

**GRANT, BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BARBARA A. REYNOLDS, an unmarried woman (herein, "Grantor"), whose address is 311 Robert Louis Stevenson, Alameda, CA 94501, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to BARBARA REYNOLDS, Trustee, or any successors in trust, under the BARBARA REYNOLDS TRUST dated September 8, 2006 and any amendments thereto (herein, "Grantee"), whose address is 311 Robert Louis Stevenson, Alameda, CA 94501, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:


SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1423 Cheddington Circle, Gardnerville, NV 89410

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.

Dated this 22 day of August, 2019

GRANTOR:

  
\_\_\_\_\_  
BARBARA A. REYNOLDS

# ACKNOWLEDGEMENT

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 SAN FRANCISCO

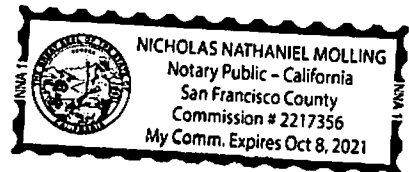
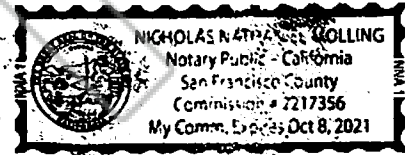
On August 22, 2019, before me, NICHOLAS NATHANIEL MOLLING, the Notary Public, personally appeared Barbara A. Reynolds, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the 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 on 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 of Notary Public

(Seal)




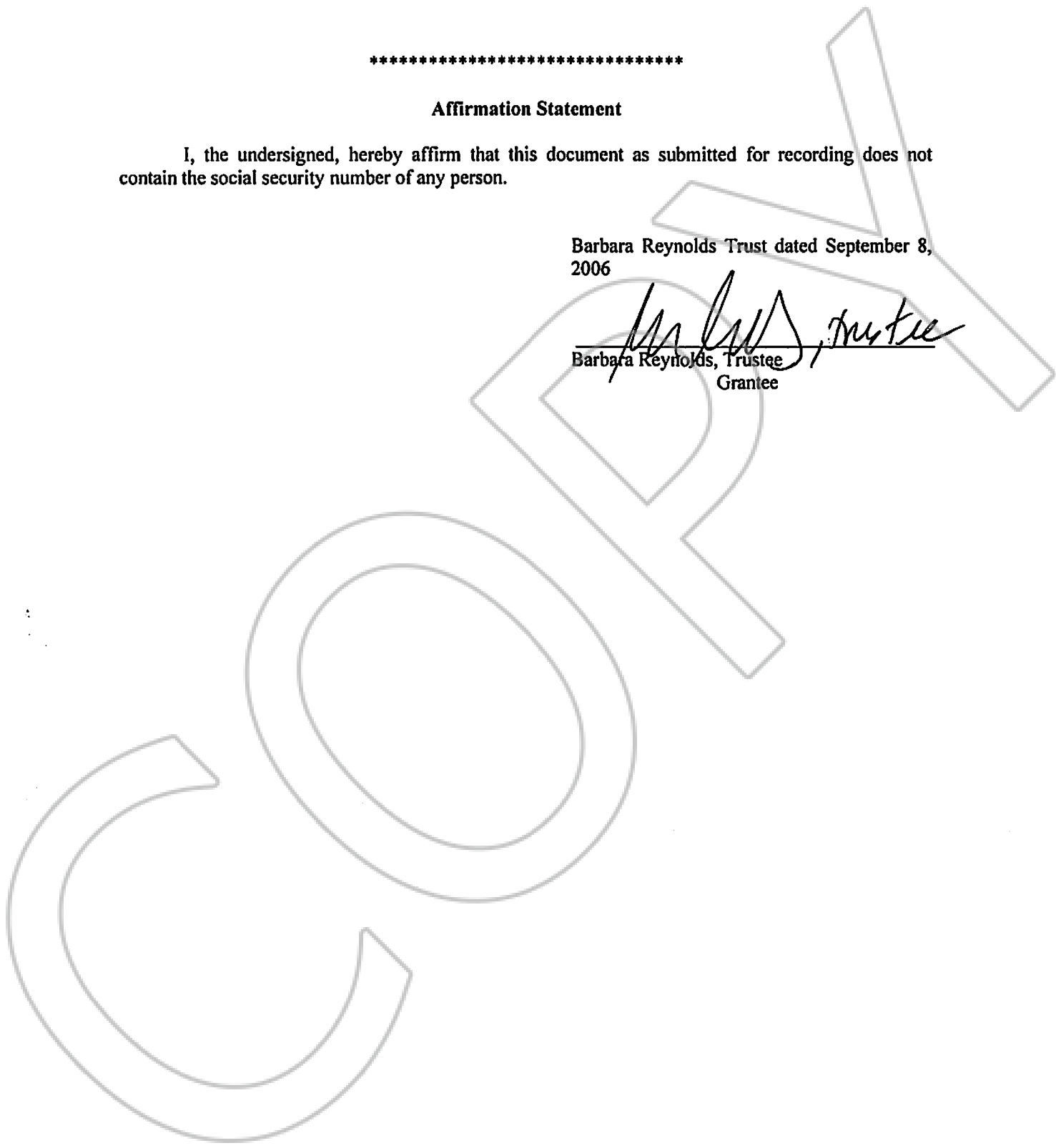
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**Affirmation Statement**

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

Barbara Reynolds Trust dated September 8,  
2006

  
Barbara Reynolds, Trustee  
Grantee



**EXHIBIT A**

The land referred to herein is situated in the State of Nevada, County of DOUGLAS, described as follows:

Lot 35, Block B, as set forth on FINAL SUBDIVISION MAP No. 1006-11 for CHICHESTER ESTATES, PHASE 11, filed in the office of the County Recorder of Douglas County, Nevada and recorded December 27, 2002 in Book 1202, Page 12732, as Document No. 562225, and by Certificate of Amendment recorded March 27, 2003 in Book 0303, Page 13037, as Document No. 0571430, Official Records of Douglas County, Nevada.

Per NRS 111.312, this legal description was previously recorded in Book 1203, Page 9251, on December 19, 2003, in the office of the Recorder of Douglas County, Nevada.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 1320-33-816-048  
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 RECORDER'S OPTIONAL USE ONLY**  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: Verified Trust - JS

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 to a trust for no consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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: Barbara A. Reynolds  
Address: 311 Robert Louis Stevenson  
City: Alameda  
State: CA Zip: 94501

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
Print Name: Barbara Reynolds Trust  
Address: 311 Robert Louis Stevenson  
City: Alameda  
State: CA Zip: 94501

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: U.S. Deeds Escrow #: NA  
Address: 423 Lithia Pinecrest Road  
City: Brandon State: FL Zip: 33511