

DOUGLAS COUNTY, NV

2019-935683

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=5

09/26/2019 08:14 AM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

ASSESSOR'S PARCEL NO. 1318-23-311-005

WHEN RECORDED MAIL TO:

DEBORAH G. KRAMER RADIN
KRAMER RADIN, LLP
280 SECOND STREET
SUITE 100
LOS ALTOS, CA 94022

MAIL TAX NOTICES TO:

DAVID C. BAUM, TRUSTEE
SALLY S. BAUM, TRUSTEE
105 VALLECITOS WAY
LOS GATOS, CA 95032

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DAVID BAUM and SALLY S. BAUM, husband and wife, as joint tenants (herein, "Grantor"), whose address is 105 Vallecitos Way, Los Gatos, CA 95032, hereby QUITCLAIMS to DAVID C. BAUM AND SALLY S. BAUM, Trustees, or any successors in trust, under THE DAVID AND SALLY BAUM FAMILY TRUST dated May 8, 2009, as amended and restated September 13, 2019 (herein, "Grantee"), whose address is 105 Vallecitos Way, Los Gatos, CA 95032, 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: 77A South Rubicon Circle, Stateline, NV 89449

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 13 day of SEPTEMBER, 2019.

[Signatures on next page(s).]

GRANTOR:

David Baum

DAVID BAUM

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.

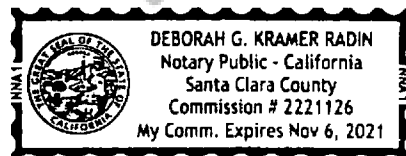
STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA)

On SEPTEMBER 13, 2019, before me, DEBORAH G. KRAMER RADIN, the Notary Public, personally appeared DAVID C. BAUM, 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] (Seal)
Signature of Notary Public



GRANTOR:

Sally S. Baum
SALLY S. BAUM

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.

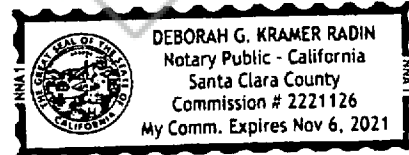
STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On SEPTEMBER 13, 2019, before me, DEBORAH G. KRAMER RADIN, the Notary Public, personally appeared SALLY S. BAUM, 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] (Seal)
Signature of Notary Public



Affirmation Statement

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

The David and Sally Baum Family Trust
dated May 8, 2009, as amended and restated
September 13, 2019

David Baum

DAVID C. BAUM, Trustee
Grantee

Sally S. Baum

SALLY S. BAUM, Trustee
Grantee

EXHIBIT A

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

Lot 65A, 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.

Per NRS 111.312, this legal description was previously recorded as Document No. 778347, in Book 211, Page 1887, on February 9, 2011, 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**

5. Assessor Parcel Number(s)
 a) 1318-23-311-005
 b) _____
 c) _____

6. 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: Trust Ok BC

7. 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

8. **If Exemption Claimed:**
 c. Transfer Tax Exemption per NRS 375.090, Section 7
 d. Explain Reason for Exemption: Transfer to 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 David Baum Capacity GRANTEE

Signature Sally S. Baum Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: David Baum
 Address: 105 Vallecitos Way
 City: Los Gatos
 State: CA Zip: 95032

BUYER (GRANTEE) INFORMATION
(REQUIRED)

The David and Sally Baum
 Print Name: Family Trust
 Address: 105 Vallecitos Way
 City: Los Gatos
 State: CA Zip: 95032

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: U.S. Deeds, P.A. Escrow #: _____
 Address: 423 Lithia Pinecrest Road
 City: Brandon State: FL Zip: 33511

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a) 1318-23-311-005
b) _____
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2. Type of Property:
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Signature David Baum Capacity GRANTOR
Signature Sally S. Baum Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: David Baum
Address: 105 Vallecitos Way
City: Los Gatos
State: CA Zip: 95032

BUYER (GRANTEE) INFORMATION
(REQUIRED)

The David and Sally Baum
Print Name: Family Trust
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