

A.P.N.: 1320-32-113-003
File No: 143-2573606 (mk)
R.P.T.T.: \$2,254.20

When Recorded Mail To: Mail Tax Statements To:
Shirley Mae Boyd
1616 Belarra Drive
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Jeffrey Violet and Lisa Violet, Trustees of the Jeffrey and Lisa Violet 2018 Trust, dated
February 14, 2018

do(es) hereby *GRANT, BARGAIN and SELL* to

Shirley Mae Boyd, an unmarried woman

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

**LOT 8 IN BLOCK B OF BELLARA SUBDIVISION UNIT 3, ACCORDING TO THE MAP
THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY,
STATE OF NEVADA ON SEPTEMBER 18, 1978 IN BOOK 978, PAGE 1279, AS
INSTRUMENT NO. 25373.**

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.

Subject to

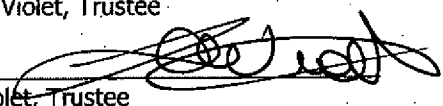
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now
of record.

Date: 09/09/2019

Jeffrey Violet and Lisa Violet, Trustees of the
Jeffrey and Lisa Violet 2018 Trust dated
February 14, 2018



Jeffrey Violet, Trustee



Lisa Violet, Trustee

STATE OF _____
COUNTY OF _____)

: ss.

This instrument was acknowledged before me on _____ by
Jeffrey Violet and Lisa Violet as Trustees.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
September 09, 2019 under Escrow No. **143-2573606**.

See CA Notary Form
attached

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 Contra Costa

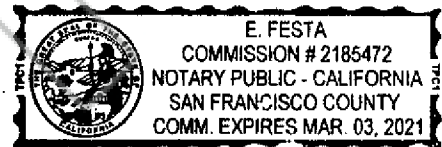
On 10-6 - 2019 before me, E. FESTA, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Jeffrey Violet AND Lisa Violet
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  (Seal)



Clear Form

Print Form

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-32-113-003
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$578,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$578,000.00
 d) Real Property Transfer Tax Due \$2,254.20

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____
 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: [Signature]
 Signature: [Signature]

Capacity: grantor
 Capacity: grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Jeffrey Violet and Lisa Violet,
 Trustees of the Jeffrey and Lisa
 Print Name: Violet 2018 Tru
 Address: 6 Las Vegas Court
 City: Orinda
 State: CA Zip: 94563

Print Name: Shirley Mae Boyd
 Address: 1616 Belarra Drive
 City: Minden
 State: NV Zip: 89423

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

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2573606 mk/ et
 State: NV Zip: 89423

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