

RECORDING REQUESTED BY:
First American Title Insurance Company

DOUGLAS COUNTY, NV **2020-941228**
RPTT:\$1852.50 Rec:\$40.00
\$1,892.50 Pgs=3 **01/22/2020 03:42 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY
KAREN ELLISON, RECORDER

AND WHEN RECORDED MAIL TO:
Mail Tax Statements to:
Mary Jane Banfield
2299 Market St. #201
San Francisco, CA 94114

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 9015-2580619
AP#: 1418-27-411-008

Escrow No.: 196418-BT

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,852.50

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area City of Glenbrook **AND**

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

Cathleen Cox, an unmarried woman

hereby GRANT(s) to:

Mary Jane Banfield, trustee of the Mary Jane Banfield Revocable Trust dated April 16, 2013

the real property in the City of Glenbrook, County of Douglas, State of Nevada, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART HEREOF.

Also Known as: 1310 Cave Rock Drive, Unit B, Glenbrook, NV 89413

Dated January 8, 2020

Cathleen Cox

Cathleen Cox

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 El Dorado

On 1-13-2020 before me, T. Martinez-Green
appeared Cathleen J. Cox

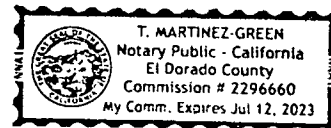
A Notary Public personally
who proved to me on the

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 *[Signature]* (Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW. IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

EXHIBIT 'A'

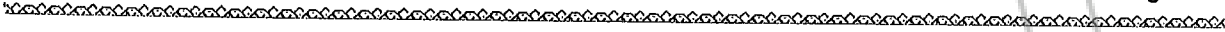
UNIT 8, AS SET FORTH ON THE OFFICIAL PLAT OF CAVE ROCK VILLAS, RECORDED AUGUST 16, 1977 AS DOCUMENT NO. 12016, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA, BEING A SUBDIVISION OF LOT 3 OF CAVE ROCK ESTATES UNIT NO. 1 RECORDED JANUARY 3, 1962, AS DOCUMENT NO. 19323, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AND DELINEATED ON THAT RECORD OF SURVEY OF CAVE ROCK VILLAS, RECORDED OCTOBER 9, 1979 IN BOOK 1079, OF OFFICIAL RECORDS, AT PAGE 634, DOUGLAS COUNTY, NEVADA.

TOGETHER WITH AN UNDIVIDED 1/22 INTEREST IN AND TO THAT PORTION DESIGNATED AS COMMON AREA AS SET FORTH ON THE OFFICIAL PLAT OF CAVE ROCK VILLAS, BEING A SUBDIVISION OF LOT 3 OF CAVE ROCK ESTATES UNIT NO. 1 RECORDED AUGUST 16, 1977 AS DOCUMENT NO. 12016, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AND AS SHOWN ON THAT RECORD OF SURVEY OF CAVE ROCK VILLAS, RECORDED OCTOBER 9, 1979, IN BOOK 1079 OF OFFICIAL RECORDS, AT PAGE 634, DOUGLAS COUNTY, NEVADA.

COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

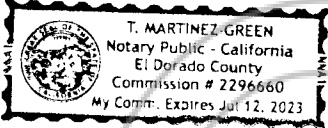
CIVIL CODE § 1189



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State of California)
County of El Dorado)
On 1-13-2020 before me, T. Martinez-Green
Date Here Insert Name and Title of the Officer
personally appeared Cathleen J Cox
Name(s) of Signer(s)

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

[Handwritten Signature]
Signature of Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1418-27-411-008
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 975,000.00
 Deed in Lieu of Foreclosure Only (value of property) (n/a)
 Transfer Tax Value: \$ 475,000.00
 Real Property Transfer Tax Due: \$ 1,852.50

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 375.080, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature X Cathleen Cox Capacity seller
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Cathleen Cox
 Address: 1310 Cave Rock Dr # B
 City: Glenbrook
 State: NV Zip: 89413

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mary J. Bamfield
 Address: 2299 Market St # 301
 City: San Francisco
 State: CA Zip: 94114

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

Print Name: A-List Escrow Escrow # 196418-BT
 Address: 5500 E. 2nd St #6
 City: Long Beach State: CA Zip: 90803

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

C/O FATCO
2500 paved Verde Pkwy #120
Henderson, NV 89024 #2580619