

RECORDING REQUESTED BY:  
AND WHEN RECORDED MAIL TO:  
WIROWEK LAW GROUP, P.C.  
P. O. Box 515  
Brisbane, CA 94005

MAIL TAX STATEMENTS TO:  
Robert and Andrea Olson, Trustees  
504 Hamden Lane  
Modesto, California 95350

A.P.N. # 1318-03-212-092

DOUGLAS COUNTY, NV **2020-944676**  
Rec:\$40.00  
Total:\$40.00 **04/14/2020 01:16 PM**  
WIROWEKLAW GROUP Pgs=4



KAREN ELLISON, RECORDER E07

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature *Suzanne Mary Olson* Suzanne Mary Olson, Owner  
Print Name Title

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**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **FOR NO CONSIDERATION, SUZANNE MARY OLSON, also known as SUZANNE M. O'KEEFE, a married woman as her sole and separate property as to an undivided fifty percent (50%) interest**, does hereby Grant, Bargain, Sell and Convey to **COLIN P. O'KEEFE and SUZANNE M. O'KEEFE, as Trustees of the O'KEEFE 2017 LIVING TRUST, dated December 7, 2017, as her sole and separate property as to an undivided fifty percent (50%) interest** all of her right, title and interest in that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Being all of Lot 220 as shown on the map entitled "SKYLAND SUBDIVISION #3" filed for record in the office of the County Recorder of Douglas County, Nevada, on February 24, 1960, as Document No. 15653.

Together with the right of access to the water of Lake Tahoe and for beach and recreational purposes over Lots 32 and 33 as shown on the map entitled "SKYLAND SUBDIVISION NO. 1" filed for record in the Office of the County Recorder of Douglas County, Nevada, on February 27, 1958, as Document No. 12967, as reserved in the Deed from Stockton Garden Homes Inc., a California Corporation to Skyland Water Co., a Nevada Corporation, recorded February 5, 1960, in Book 1 of Official Records at page 268, Douglas County, Nevada.


Assessment Parcel No. 5-044-02

Together will all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

APN: 1318-03-212-092

PROPERTY ADDRESS: 109 Willow Drive, Glenbrook, Nevada

Witness my hand this 3<sup>rd</sup> day of April, 2020.

  
SUZANNE MARY OLSON, also known as  
SUZANNE M. O'KEEFE

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.

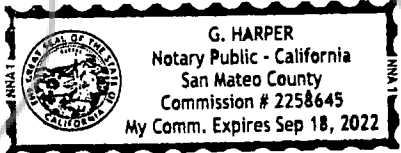
State of California )

County of Stanislaus )

On April 3, 2020, before me, G. HARPER, Notary Public, personally appeared SUZANNE MARY OLSON also known as SUZANNE M. O'KEEFE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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 G. Harper, Notary (Seal)  
G. HARPER, Notary Public

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1318-03-212-092
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |                             |              |  |                 |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/>            | 2-4 Plex        |
| e) <input type="checkbox"/> | Apt. Bldg.   | f) <input type="checkbox"/>            | Comm'l/Ind'l    |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input type="checkbox"/> | Other        |  |                 |

FOR RECORDERS OPTIONAL USE ONLY	
Notes: <u>4/14/20</u>	<u>Suzanne M. O'Keefe</u>
<u>NAB</u>	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)	\$ 0.00
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: A transfer of title to or from a trust without consideration if a certificate of trust is present at the time of transfer

5. Partial Interest: Percentage being transferred: 50 %

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 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 <u>Suzanne Mary Olson</u>	Capacity <u>Grantor</u>
Signature <u>Suzanne M. O'Keefe</u>	Capacity <u>Grantee</u>

**SELLER (GRANTOR) INFORMATION      BUYER (GRANTEE) INFORMATION**

<p>(REQUIRED)</p> <p><b>Print Name:</b> <u>Suzanne Mary Olson</u></p> <p><b>Address:</b> <u>5327 Rogers Street</u></p> <p><b>City:</b> <u>Davis</u></p> <p><b>State:</b> <u>CA</u>      <b>Zip:</b> <u>95618</u></p>	<p>(REQUIRED)</p> <p><b>Print Name:</b> <u>Suzanne M. O'Keefe, Trustee</u></p> <p><b>Address:</b> <u>5327 Rogers Street</u></p> <p><b>City:</b> <u>Davis</u></p> <p><b>State:</b> <u>CA</u>      <b>Zip:</b> <u>95618</u></p>
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**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

**Print Name:** Wirowek Law Group, P.C.      **Escrow #** \_\_\_\_\_

**Address:** P.O. Box 515

**City:** Brisbane      **State:** CA      **Zip:** 94005