

There is no Social Security Number in this document.

Paula Rodriguez
Paula L. Rodriguez

APN: 1220-12-310-059

RECORDING REQUESTED BY:

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Ste. 860
Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Ste. 860
Reno, Nevada 89521

MAIL TAX STATEMENT TO:

ANDREW FERNANDEZ and PATRICIA FERNANDEZ, Trustees
FERNANDEZ LIVING TRUST
1811 Helman Drive
Gardnerville, NV 89410

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

ANDREW FERNANDEZ and PATRICIA FERNANDEZ, who took title as
ANDREW FERNANDEZ, an unmarried man and PATRICIA BERGIN,
an unmarried woman as joint tenants,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

ANDREW FERNANDEZ and PATRICIA FERNANDEZ, Trustees, or
their successors in trust, under the FERNANDEZ LIVING TRUST,
dated August 22, 2019, and any amendments thereto.

It is the intent of the Trustors to characterize this asset as the Community Property of ANDREW FERNANDEZ and PATRICIA FERNANDEZ.

ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

- Subject To: 1. Taxes for the Current fiscal year, paid current
2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.


WITNESS our hands, this 5th day of September, 2019


ANDREW FERNANDEZ


PATRICIA FERNANDEZ

STATE OF NEVADA }
 }ss:
COUNTY OF DOUGLAS }

This instrument was acknowledged before me, this 5th day of September, 2019, by ANDREW FERNANDEZ and PATRICIA FERNANDEZ.


Notary Public

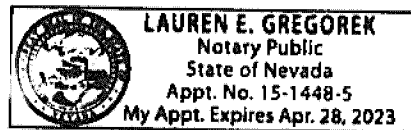


EXHIBIT "A"

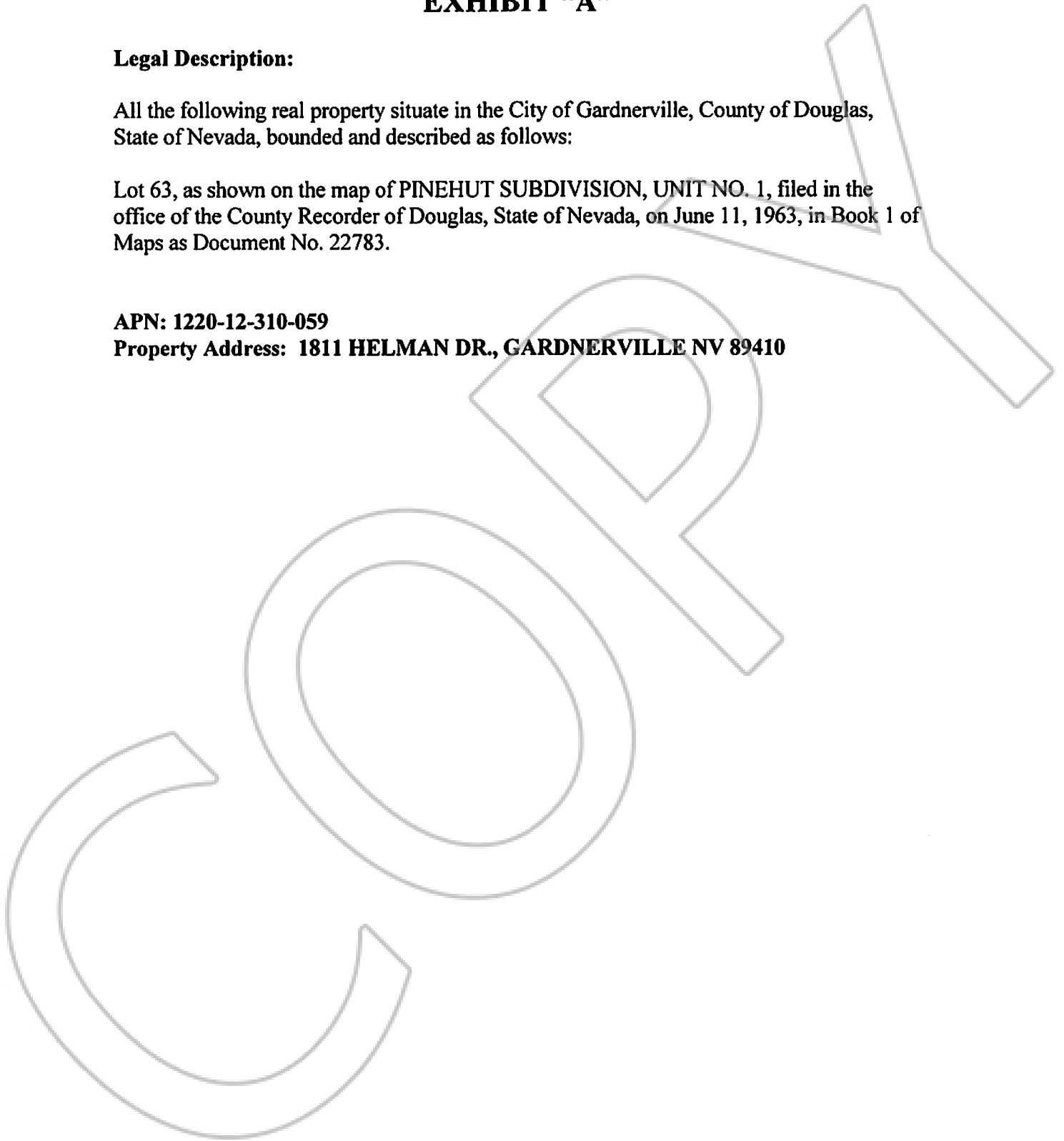
Legal Description:

All the following real property situate in the City of Gardnerville, County of Douglas, State of Nevada, bounded and described as follows:

Lot 63, as shown on the map of PINEHUT SUBDIVISION, UNIT NO. 1, filed in the office of the County Recorder of Douglas, State of Nevada, on June 11, 1963, in Book 1 of Maps as Document No. 22783.

APN: 1220-12-310-059

Property Address: 1811 HELMAN DR., GARDNERVILLE NV 89410



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-12-310-059
 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: <u>Verified Trust - JS</u>	

3. Total Value/Sales Price of Property: \$ _____
 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: A transfer to/from a trust, made without consideration.

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

Signature [Signature] Capacity _____ Grantor

Signature Patricia Fernandez Capacity _____ Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

ANDREW FERNANDEZ and
 Print Name: PATRICIA FERNANDEZ
 Address: 1811 Helman Drive
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: FERNANDEZ LIVING TRUST
 Address: 1811 Helman Drive
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Anderson, Dorn & Rader, Ltd. Escrow # _____
 Address: 500 Damonte Ranch Pkwy, Suite 860
 City: Reno State: NV Zip: 89521

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