

APN: 1419-10-001-016

RECORDING REQUESTED BY
ROBERT ALLISTON AND MELANI AUSTIN



KAREN ELLISON, RECORDER E07

WHEN RECORDED MAIL TO
NAME: ROBERT ALLISTON AND MELANI AUSTIN
MAILING ADDRESS: 25915 BELLIS DRIVE

CITY,STATE ZIP CODE
VALENCIA, CA 91355

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

AKA: 3555 CUTOFF TRAIL
CARSON CITY, NV 89705

THE UNDERSIGNED GRANTOR(S) AFFIRM(S) THAT THERE IS NO TRANSFER TAX BASED ON THE FULL VALUE OF THE PROPERTY BECAUSE THERE IS NO (\$0) CONSIDERATION.
ROBERT LEE ALLISTON AND MELANI M. AUSTIN, HUSBAND AND WIFE, AS JOINT TENANTS, Whose Address is 25915 Bellis Drive, Valencia, CA 91355

HEREBY CONVEY TO: ROBERT LEE ALLISTON AND MELANI AUSTIN, HUSBAND AND WIFE, AS TRUSTEES, AND THE SUBSEQUENT TRUSTEES, OF THE ALLISTON FAMILY TRUST, DATED MARCH 24, 2017, Whose Address is 25915 Bellis Drive, Valencia, CA 91355

THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

EXEMPT: NRS 375.090 SECTION 007

Prepared By: Citadel Law Corporation, 2372 Morse Avenue, Irvine, CA 92614 949-852-8181

THIS IS A TRANSFER TO A REVOCABLE TRUST FOR THE BENEFIT OF THE GRANTOR(S), AS A GIFT WITH NO \$0 CONSIDERATION

EXECUTED ON THE _____ DAY OF _____, 2020, AT _____, CALIFORNIA

STATE OF CALIFORNIA)
COUNTY OF _____)SS

On _____ before me, ROBERT LEE ALLISTON

(Here insert name and title of the officer)
personally appeared Robert Lee Alliston and Melani M. Austin
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

See Attached

MAIL FAX STATEMENTS TO: NAME: ROBERT ALLISTON AND MELANI AUSTIN
STREET: 25915 BELLIS DRIVE
CITY: VALENCIA, CA 91355

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 Los Angeles

On 6/19/2020 before me, Casey Rasmussen, a notary public
(insert name and title of the officer)

personally appeared Robert Lee Allison & Melani M Austin,
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)

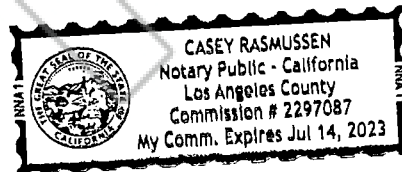


EXHIBIT "A"

PARCEL 1: LOT 11 OF CLEAR CREEK TAHOE – PHASE 1A AND 1B, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 18, 2016, AS FILE NO. 2016-890939, OFFICIAL RECORDS, AS AMENDED BY CERTIFICATE OF AMENDMENT RECORDED JANUARY 23, 2017, AS FILE NO. 2017-893667.

PARCEL 2: EASEMENTS GRANTED IN THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR CLEAR CREEK TAHOE, RECORDED SEPTEMBER 27, 2016, AS DOCUMENT NO. 2016-888265, OFFICIAL RECORDS.

TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES, IF ANY, AND ANY REVERSIONS, REMAINDERS, RENTS, ISSUES OR PROFITS THEREOF.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1419-10-001-016
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust OK BC</u>	

- 3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 007
 b. Explain Reason for Exemption: Transfer to a Revocable Trust for the benefit of the Grantor, as a Gift, with No \$0 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 [Signature] Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Robert Alliston, Melani Austin
 Address: 25915 Bellis Drive
 City: Valencia
 State: CA Zip: 91355

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: The Alliston Family Trust
 Address: 25915 Bellis Drive
 City: Valencia
 State: CA Zip: 91355

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____