1319-18-412-008

APN: 11-191-080 **R.P.T.T.**: \$0.00

Exempt: (NRS 375.090, Section 7)

This Document Prepared By:

PATRICK ETCHEBEHERE

Attorney at Law Etchebehere Law Group 25 Mitchell Blvd., Suite 2 San Rafael, CA 94903 650-288-0122

After Recording, Return and Mail Tax Statements To:

Delores D. Cirmetti, as Trustee Kathryn Richardson 7820 Instow Court, Elk Grove, CA 95758 Send Subsequent Tax Bills To: Delores D. Cirmetti, as Trustee Kathryn Richardson

7820 Instow Court.

Elk Grove, CA 95758 Phone: 650-302-3076

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

KATHRYN DELORES RICHARDSON, as Trustee of THE CIRMELLI FAMILY TRUST DATED DECEMBER 17, 2001- SURVIVOR'S TRUST, a widow, GRANTOR

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to:

KATHRYN DELORES RICHARDSON, the GRANTEE,

Whose mailing address is 3330 Fernside Blvd., Alameda, CA 94501; 7820 Instow CT All of the following described real estate situated in the County of Douglas, State of Nevada: EIK Grove CA 95752 SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 - The Legal Description appeared previously in the Grant, Bargain, and Sale Deed, recorded on August 12, 2011, as Document No. 0787967 in Douglas County Records, Douglas County, Nevada.

MORE commonly known as:

278 Andria Dr., Stateline, NV.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

DOUGLAS COUNTY, NV

2020-949078

Rec:\$40.00 Total:\$40.00

07/13/2020 02:52 PM

ETCHEBEHERE LAW GROUP

Pgs=6



KAREN ELLISON, RECORDER

E07

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this day of June, 2020.

Please see attached sheet for CA Acknowledgment/Jurat As per CA civil codes: 8202, 8205, 8207, 1189 KATHRYN DELORES RICHARDSON,
TRUSTEE OF THE CIRMELLI FAMILY
TRUST DATED DECEMBER 17, 2001SURVIVOR'S TRUST

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 SAN MATEO SOCREWEND KR

On June 124 12, 2020, before me, PATRICK MARTIN ETCHEBEHERE, a Notary Public, personally appeared KATHRYN DELORES RICHARDSON, 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.

Notary Public Signature

Notary Public Seal

Notary Public - California

San Mateo County Commission # 2174679 My Comm. Expires Dec 4, 20

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

KATHRYN DELORES RICHARDSON, TRUSTEE
OF THE CIRMELLI FAMILY TRUST DATED
DECEMBER 17, 2001-SURVIVOR'S TRUST

Please see attached sheet for CA Acknowledgment/Jurat As per CA civil codes: 8202, 8205, 8207, 1189

	CIVIL CODE § 1189
A notary public or other officer completing this certificate is attached, and not	cate verifies only the identity of the individual who signed the the truthfulness, accuracy, or validity of that document.
State of California	,
County ofSACRAMENTO	\ \ \
The authorize	Loon Vong Nistowy Bublic
50.010 11.0,	Joan Vang, Notary Public
Date	Here Insert Name and Title of the Officer
personally appeared KATHRYN DEL	ores richardson
	Name(s) of Signer(s)
Sapponible to the Millin Institution and acknow	y evidence to be the person(s) whose name(s) (s) are wledged to me that he she) they executed the same in his/ner/their signature(s) on the instrument 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.
JOAN VANG	WITNESS my hand and official seal.
COMM. # 2283871 STEET NOTARY PUBLIC - CALIFORNIA DE SACRAMENTO COUNTY!	mind and direction seal.
SACRAMENTO COUNTYO COMM. EXPIRES MARCH 31, 2023	Simpature (\d)
***************************************	Signature Signature of Notary Bublic
	Signature of Notary Public
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/ /	
a	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Place Notary Seal Above	\ \
Though this section is optional, completing this	PTIONAL s information can deter alteration of the document or
fraudulent reattachment of this	is form to an unintended document.
Description of Attached Document	/ /
Fitle or Type of Document:	Document Date:
Number of Pages: Signer(s) Other Tha	Document Date:an Named Above:
Capacity(ies) Claimed by Signer(s)	
signer's Name:	Signer's Name:
u Corporate Oπicer — Title(s);	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
Individual	□ Individual □ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
Other:	☐ Other:
igner Is Representing:	Signer Is Representing:
STING TO THE VIEW OF THE VIEW	

A notary public or other officer completing this cert document to which this certificate is attached, and no	tificate verifies only the identity of the individual who signed the ot the truthfulness, accuracy, or validity of that document.
State of California	
County of(SAURAMENTO	
On Just 24 TH , 2020 before me,	Joan Vang, Notary Public
Date	Here Insert Name and Title of the Officer
personally appeared KATHRYN DEL	ORES RICHARDSIN
	Name(s) of Signer(s)
	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.
JOAN VANG COMM. # 2283871 S OF THE NOTARY PUBLIC CALIFORNIA OF SACRAMENTO COUNTY OF COMM. EXPIRES MARCH 31, 2023	Signature Signature of Notary Public
Place Notary Seal Above	\ \
	PTIONAL -
fraudulent reattachment of the	his information can deter alteration of the document or his form to an unintended document.
Description of Attached Document	
itle or Type of Document:	Document Date:
lumber of Pages: Signer(s) Other Th	nan Named Above:
apacity(ies) Claimed by Signer(s) igner's Name:	
Corporate Officer — Title(s):	Signer's Name:
Partner - Limited General	□ Corporate Officer — Title(s): □ Partner — □ Limited □ General
Individual	 □ Partner □ Limited □ General □ Individual □ Attorney in Fact
Trustee Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
Other:	Other:
igner Is Representing:	Signer is Representing:

EXHIBIT A

LOT 22, AS SHOWN ON THE "MAP OF KINGSBURY VILLAGE, UNIT NO. 1", FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON DECEMBER 29, 1961.



STATE OF NEVADA DECLARATION OF VALUE FORM

1.	Assessor Parcel Number(s):							
	a. 11-191-080 h. 1319-18-412-008			Γ	FOR REC	OPDED'S	S OPTIONAL	LICE ON IX
	b. 1319-18-412-008 c.				Book:	Pag		USE ONLY
	d	-			Date of R	ecording	7	
2.	Type of Property:				Notes:	<u>lllifte</u>	ed Trust	- Per
	a. Vacant Land	h 🗵 Sir	ngle Fam. Res.		PAT	RICK-AZ	174-01 78 APN- 92	Add
	c, \(\subseteq \text{Condo/Townhouse} \)	d. \(\sigma \) 2-4	1 Plex		Щ	odsted,	4PN- GR	-
	e. 🛘 Apt. Bldg		mm'l/Ind'l				\	
	g. Agricultural		bile Home		_	No.	/	. \
	☐ Other:			_			The state of the s	\ \
3.	a. Total Value /Sales Price of l	Property:			The state of the s	N/) CALE	7 /
	b. Deed in Lieu of Foreclosure	Only (value	e of property)	\$			<u>0.00</u>)	
	c. Transfer Tax Value:	D		\$			0.00	-
4	d. Real Property Transfer Tax	Due:		\$			0.00	
4.	If Exemption Claimed: a. Transfer Tax Exemption per	NDC 275 0	00 0	1		1		
	b. Explain Reason for Exempti	ion: Transfe	90, Section 7 r without consid	laration	to a	\ \		
	T	of the	grantor.	ici ation	to a revoc	cable, inte	<u>r-vivos</u> trust	for the benefi
5	Partial Interest: Percentage bei	ng transferre	ed: 100 %	M		/ /		
				1	/			
375	The undersigned declare a .110, that the information provi							
	he tax due plus interest at 1% perally liable for any additional ar	ou monimi.	EIIISHAM MARKY	S 375.0	30, the B	uyer and	Seller shall I	be jointly and
	$\nu_{\rm a} v_{\rm b}$	Modifi owed	01	1	1	The same of the sa		
Sign	lature: <u> </u>	R EKOTEL	HURAIA	(JUV)	7	Capacit	y: Grantor	
	1/24	(10.0	PI	1			, Grantor	
Sign	ature: Kathryn A	stoll	s Kicha.	XXX	Y	Capacity	y: Grantee	
	SELLER (GRANTOR) INFO	Dagagra	. 7					
	(REQUIRED)	RMATION	<u> </u>	BUYE	ER (GRA	NTEE) IN	NFORMATI	<u>ION</u>
Print	Name: KATHRYN DELORES	RICHARD	SON Survivors	Trust	(H KATHRY	REQUIRE	DEC DIOIL	DDGOV
	TODO MISLOW COURT.		A	ddress:	7820 Ins	tow Court	RES RICHA	IRDSON
City: State	The state of the s	The state of the s	C	city: Elk	Grove			
r.		Zip: 957		tate: CA	_	Zip: 95757		
CON	MPANY/PERSON REQUEST	ING RECO	RDING (regui	red if n	ot seller	or buver)	l	
	RICK ETCHEBEHERE							
lttor	ney at Law							
tche 5	ebehere Law Group	/ >						
an I	litchell Blvd., Suite 2 Rafael, CA 94903	/ /						
		1						

AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED