

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



KAREN ELLISON, RECORDER E07

After Recording, Return and Mail Tax Statements To:

~~Delores D. Cirmelli~~, as Trustee *Kathryn Richardson*
7820 Instow Court,
Elk Grove, CA 95758

Send Subsequent Tax Bills To:

~~Delores D. Cirmelli~~, 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: *Elk 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.

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 24 day of June, 2020.

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

Kathryn Delores Richardson
**KATHRYN DELORES RICHARDSON,
TRUSTEE OF THE CIRMELLI FAMILY
TRUST DATED DECEMBER 17, 2001-
SURVIVOR'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~~ Sacramento *KR*

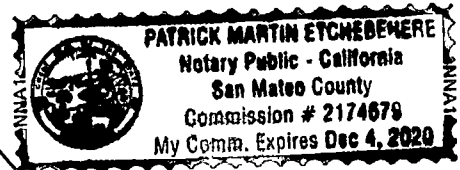
On June 24 *KR*, 2020, before me, PATRICK MARTIN ETCHEBEHERE, a Notary Public, personally appeared KATHRYN DELORES RICHARDSON, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in 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.

[Handwritten Signature]

Notary Public Signature



Notary Public Seal

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

Kathryn Delores Richardson
**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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 SACRAMENTO)

On JUNE 24TH, 2020 before me, Joan Vang, Notary Public

Date Here Insert Name and Title of the Officer

personally appeared KATHRYN DELORES RICHARDSON

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

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

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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 of Notary Public

Place Notary Seal Above

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Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

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.

