

A.P.N.: 1419-35-110-011  
File No: 125-2578665 (JP)  
R.P.T.T.: \$3,365.70

When Recorded Mail To: Mail Tax Statements To:  
Grantee  
509 Myrtle Avenue  
Modesto, CA 95350

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Reno 37 LLC, a Nevada limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Robert A. Forester and Anne M. Forester, Co-Trustees of The Robert and Anne Forester Revocable Trust, dated November 24th, 1999

the real property situate in the County of Douglas, State of Nevada, described as follows:

**LOT 20 IN BLOCK D, AS SET FORTH ON THE FINAL SUBDIVISION MAP, A PLANNED UNIT DEVELOPMENT, PD 05-001 FOR MONTANA PHASE 2A AND 2B, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON DECEMBER 12, 2006, IN BOOK 1206, AT PAGE 3576, AS DOCUMENT NO. 690467, OFFICIAL RECORDS.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Reno 37 LLC, a Nevada limited liability company

By: Jaynie Tamura Gaines  
Name: Jaynie Tamura Gaines  
Title: Vice President

Dated: June 11, 2020

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 )SS  
COUNTY OF San Joaquin )

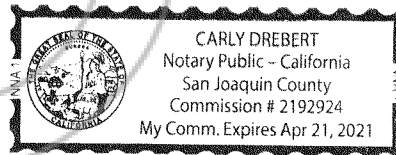
On June 11, 2020, before me, Carly Drebert, Notary Public, personally appeared Jaynie Tamura Gaines, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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]



This area for official notarial seal

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated \_\_\_\_\_ under Escrow No. **125-2578665**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1419-35-110-011
- 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**

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. a) Total Value/Sales Price of Property: \_\_\_\_\_

\$862,960.00

b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )

c) Transfer Tax Value: \_\_\_\_\_

\$862,960.00

d) Real Property Transfer Tax Due \_\_\_\_\_

\$3,365.70

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_

b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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: RA

Capacity: E.A.

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Reno 37 LLC

The Robert and Anne  
Print Name: Forester Revocable Trust

Address: 3202 West March Lane, Suite A

Address: 509 Myrtle Avenue

City: Stockton

City: Modesto

State: CA Zip: 95219

State: CA Zip: 95350

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
Print Name: Company

File Number: 125-2578665 JP/ Is

Address: 4860 Vista Blvd, Suite 200

City: Sparks

State: NV Zip: 89436

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