

A.P.N.: 1420-08-218-009
File No: 143-2595281 (mk)
R.P.T.T.: \$1,677.00

When Recorded Mail To: Mail Tax Statements To:
The Douglas M. Frankwich Trust
6124 North Broadway Street Unit 3S
Chicago, IL 60660

GRANT, BARGAIN and SALE DEED

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

Carol Jean Stewart, Trustee of The Carol Jean Stewart Living Trust, dated February 27, 2017

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

Douglas M. Frankwich, Trustee of the Douglas M. Frankwich Trust dated March 27, 2015

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

LOT 739, AS SET FORTH ON THAT CERTAIN FINAL MAP NUMBER LDA #99-054-7 SUNRIDGE HEIGHTS III, UNIT 7, A PLANNED UNIT DEVELOPMENT, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JUNE 6, 2005, IN BOOK 0605 AS PAGE 1632 AS DOCUMENT NO. 646054, OFFICIAL RECORDS.

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.

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.

Date: 08/03/2020 DATED 7/02/ 2020

Carol Jean Stewart, Trustee of The Carol Jean
Stewart Living Trust, dated February 27, 2017

Carol Jean Stewart, Trustee

Carol Jean Stewart, Trustee

STATE OF **NEVADA**)
)
) **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on _____ by
Carol Jean Stewart, Trustee.

Attached

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 02, 2020** under Escrow No. **143-2595281**.

CALIFORNIA 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.

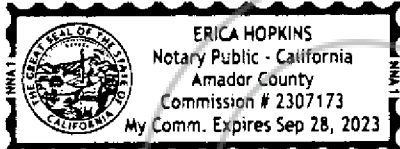
State of California

County of Amador

On July 20, 2020 before me, ERICA HOPKINS, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared CAROL JEAN STEWART
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 and/or Stamp Above

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: CAROL JEAN STEWART LIVING TRUST

Document Date: July 20, 2020 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: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-08-218-009
- 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: \$429,900.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$429,900.00
- d) Real Property Transfer Tax Due \$1,677.00

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: [Signature]
Signature: _____

Capacity: [Signature]
Capacity: _____

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

The Carol Jean Stewart Living
Print Name: Trust, dat
Address: 10503 Ridge Crest Dr
City: Jackson
State: CA Zip: 95642

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

The Douglas M. Frankwich
Print Name: Trust
Address: 6124 North Broadway
Street Unit 3S
City: Chicago
State: IL Zip: 60660

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

First American Title Insurance
Print Name: Company
Address 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2595281 mk/ et
State: NV Zip: 89423

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