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KAREN ELLISON, RECORDER E07

Natalia K. Vander Laan, Esq.

**A.P.N.: 1220-17-612-004**

**Recording Requested By:** )  
Esther & Augustine Martinez )  
1193 Kingston Way )  
Gardnerville, NV 89460 )

**When Recorded Mail to:** )  
Esther & Augustine Martinez )  
1193 Kingston Way )  
Gardnerville, NV 89460 )

**Mail Tax Statement to:** )  
Esther & Augustine Martinez )  
1193 Kingston Way )  
Gardnerville, NV 89460 )

RPTT: \$0.00 Exempt (7)  
Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT:

AUGUSTINE MARTINEZ and ESTHER GUILLEN MARTINEZ, who took title as AUGUSTINE MARTINEZ and ESTHER GUILLEN MARTINEZ, husband and wife, as community property with right of survivorship,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

AUGUSTINE MARTINEZ and ESTHER GUILLEN MARTINEZ, Trustees or their successors in trust, under the AUGUSTINE MARTINEZ AND ESTHER GUILLEN MARTINEZ REVOCABLE LIVING TRUST, dated September 16, 2020, and any amendments thereto.

ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described below, 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.

Legal description:

Lot 12, Block B, as shown on the final map of PLEASANTVIEW PHASE 6, Final Subdivision Map no. 1009-6, filed for record in the office of the County Recorder of Douglas County, State of Nevada on April 25, 1997 in Book 497, Page 4062 as Document No. 411306.

Subject to:

1. Taxes for the current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easement now of record, if any.

This deed was prepared without the benefit of title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

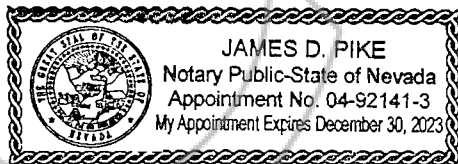
Executed on September 16, 2020, in Douglas County, State of Nevada.

  
 AUGUSTINE MARTINEZ

  
 ESTHER GUILLEN MARTINEZ

STATE OF NEVADA            )  
                                           ): ss  
 COUNTY OF Douglas        )

This instrument was acknowledged before me on this 16<sup>th</sup> day of September, 2020, by AUGUSTINE MARTINEZ and ESTHER GUILLEN MARTINEZ.



  
 NOTARY PUBLIC

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-17-612-004  
 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 ONLY**  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 DATE OF RECORDING: \_\_\_\_\_  
 NOTES: Verified Trust

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: A transfer of title to or from a trust,  
if the transfer is made without consideration.

5. Partial Interest: Percentage being transferred: 100.00 %

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 *Augustine Martinez* Capacity Grantor/Grantee

Signature *Esther Guillen Martinez* Capacity Grantor/Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Augustine Martinez & Esther Guillen Martinez  
 Address: 1193 Kingston Way  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Augustine Martinez&Esther Guillen Martinez,Truste  
 Address: 1193 Kingston Way  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_