

APN: 1319-04-001-004

**RECORDING REQUESTED BY and
AFTER RECORDING MAIL THIS DOCUMENT TO:**

Merrill A. Hanson, Esq.
SULLIVAN LAW
1625 State Route 88, Suite 401
Minden, NV 89423



KAREN ELLISON, RECORDER

E07

MAIL TAX STATEMENTS TO GRANTEE:

Steven W. Bay, Trustee
6842 McLean Province Cir.
Falls Church, VA 22043

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. *(Per NRS 239B.030)*

GRANT DEED

For no consideration, Jamie Megan Bay Nishi, a married woman as her sole and separate property, who took title as Jamie Megan Bay, an unmarried woman as her sole and separate property,

Hereby GRANTS to Steven W. Bay, Trustee of the Steven W. Bay Revocable Trust dated April 5, 2006, her 1/3 ownership in

the following real property situated in the County of Douglas, State of Nevada:

Lot 4, Genoa Estates, as shown on the Official Map recorded in the office of the County Recorder of Douglas County, Nevada, on March 7, 1966, in Book 2 of Maps, as Document No. 31256, Official Records.

Per NRS 111.312, this legal description was previously recorded at Document No. 0696643, Book 0307, Page 2413, on March 8, 2007.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

The undersigned Grantor declares:

Documentary transfer tax is \$0.00. No consideration given. This conveyance transfers the Grantor's interest to her father's revocable living trust.

Dated: 10/11/20

J. M. B. Nishi
Jamie Megan Bay Nishi
formerly known as Jamie Megan Bay

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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 Virginia)

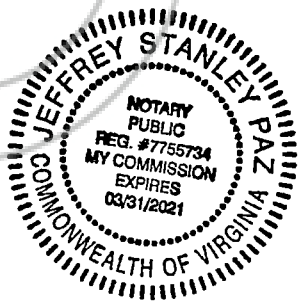
County of Arlington)

On October 1st 2020, before me, Jeffrey Paz, a notary public, personally appeared Jamie Megan Bay Nishi, formerly known as Jamie Megan Bay, 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 Virginia that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jeffrey Paz
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-04-001-004
 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: <u>Verified Trust</u>	

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 5
 b. Explain Reason for Exemption: Daughter to father transfer of real property, who are related within the first degree of lineal consanguinity or affinity. TRANSFER TO TRUST without consideration

5. Partial Interest: Percentage being transferred: 0.33 %

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 _____ Capacity _____ Grantor

Signature Steve W. Bay Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jamie Megan Bay Nishi
 Address: 2608 1st St. South
 City: Arlington
 State: VA Zip: 22204

Print Name: Steven W. Bay, Trustee
 Address: 6842 McLean Province Cir.
 City: Falls Church
 State: VA Zip: 22043

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Merrill A. Hanson Esq., Sullivan Law Escrow # _____
 Address: 1625 State Route 88, Ste. 401
 City: Minden State: NV Zip: 89423

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