

DOUGLAS COUNTY, NV **2020-956574**  
RPTT:\$6630.00 Rec:\$40.00  
\$6,670.00 Pgs=3 11/17/2020 12:01 PM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1418-34-110-047  
R.P.T.T.: \$6,630.00  
Escrow No.: 20011201-DR  
When Recorded Return To:  
F.B. Steele and Laurie K. Steele, Trustees  
of the Steele Family Trust dated May 22,  
2017  
45 19th Avenue  
San Francisco, CA 94121-1301

Mail Tax Statements to:  
F.B. Steele and Laurie K. Steele, Trustees  
of the Steele Family Trust dated May 22,  
2017  
45 19th Avenue  
San Francisco, CA 94121-1301

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Harold T. Newkom and Nancy C. Newkom, Authorized Trustees of the Martin James Newkom and Nancy Clare Newkom Family Living Trust, dated September 27, 1991 who acquired title as Martin James Newkom and Nancy Claire Newkom, Trustees of the Newkom Family Living Trust, dated September 27, 1991**

do(es) hereby Grant, Bargain, Sell and Convey to

**F. B. Steele and Laurie K. Steele, Trustees of the Steele Family Trust dated May 22, 2017**

all that real property situated in the City of Glenbrook, County of Douglas, State of Nevada, described as follows:

Lots 11 & 12, in Block A, of Lincoln Park, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on September 7th, 1921, as Document No. 305.

Assessors Parcel No.: 1418-34-110-047

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 14 day of November, 2020.

Newkom Family Living Trust, dated September 27, 1991

BY: Harold Tod Newkom  
Harold T. Newkom  
Trustee

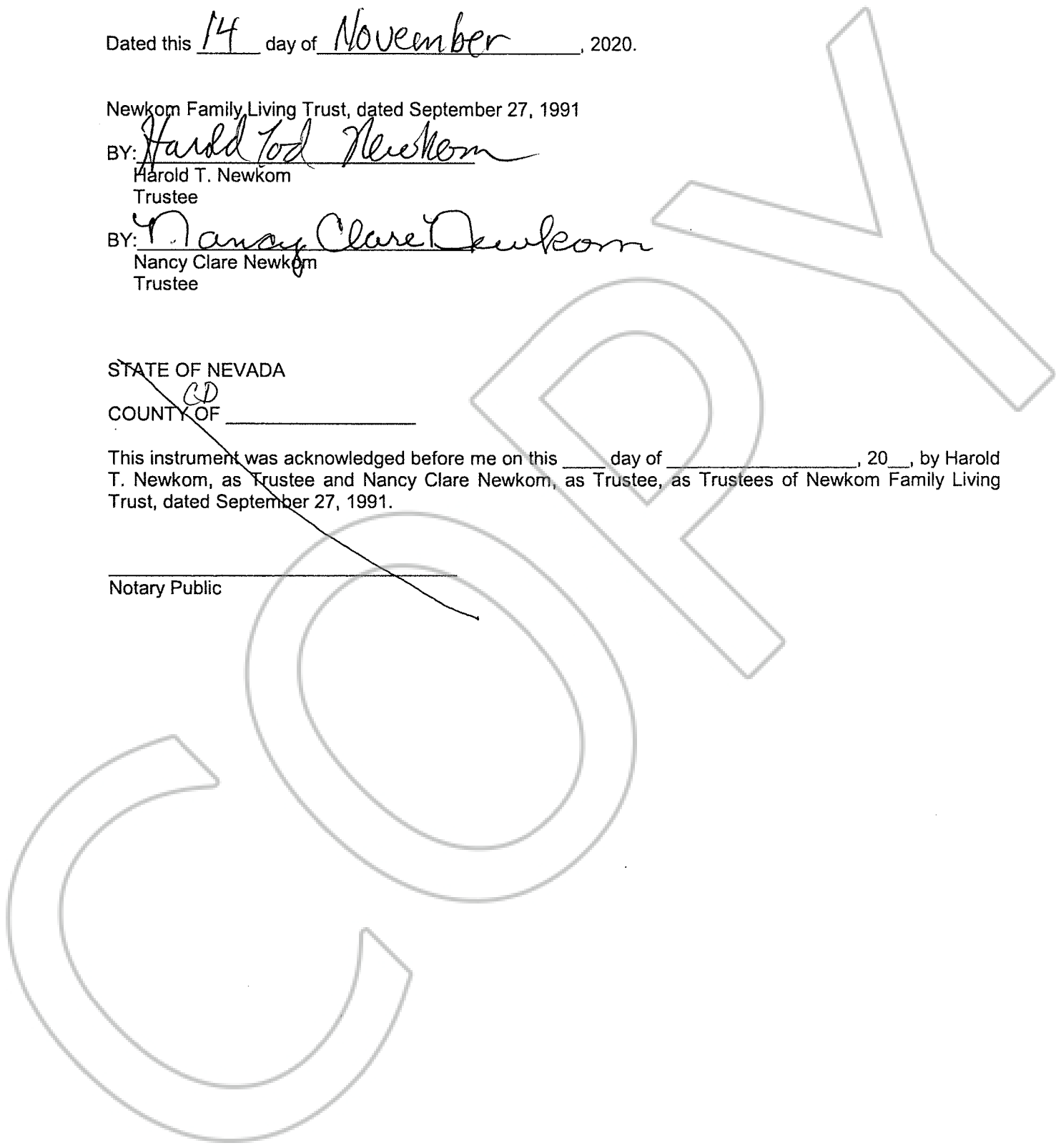
BY: Nancy Clare Newkom  
Nancy Clare Newkom  
Trustee

STATE OF NEVADA

COUNTY OF CD

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Harold T. Newkom, as Trustee and Nancy Clare Newkom, as Trustee, as Trustees of Newkom Family Living Trust, dated September 27, 1991.

\_\_\_\_\_  
Notary Public



# California All-Purpose Certificate of Acknowledgment

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

s.s.

On 11/14/2020 before me, Candyce Dutro, Notary Public  
Name of Notary Public, Title

personally appeared HAROLD T. NEWKOM AND  
Name of Signer (1)

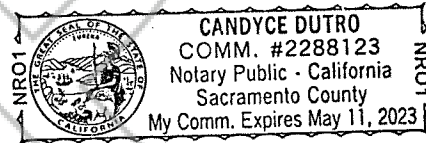
NANCY CLARE NEWKOM  
Name of Signer (2)

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.

Candyce Dutro  
Signature of Notary Public



Seal

Candyce Dutro, Exp. 05/11/2023

## OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

## Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_  
GRANT, BARGAIB, SALE DEED

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)  
 Attorney-in-fact  
 Corporate Officer(s) \_\_\_\_\_  
Title(s)

- Guardian/Conservator  
 Partner - Limited/General  
 Trustee(s)  
 Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

## Additional Information

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

Other

- Additional Signer  Signer(s) Thumbprints(s)

\_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1418-34-110-047  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse      d)  2-4 Plex  
 e)  Apt. Bldg.      f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$1,700,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$1,700,000.00  
 d. Real Property Transfer Tax Due: \$6,630.00

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 the 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: Nancy Clare Newkom Capacity: Grantor  
 Signature \_\_\_\_\_ Capacity: Grantee

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

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

Harold T. Newkom and Nancy C. Newkom, Authorized Trustees of the Martin James Newkom and Nancy Clare Newkom Family Living Trust, dated September 27, 1991 who acquired title as Martin James Newkom and Nancy Claire Newkom, Trustees of the Newkom Family Living Trust, dated September 27, 1991

Print Name: \_\_\_\_\_  
 Address: 9479 Rhone Valley Way  
 City: Elk Grove  
 State: CA      Zip: 95624

F. B. Steele and Laurie K. Steele, Trustees of the Steele Family Trust dated May 27, 2017

Print Name: \_\_\_\_\_  
 Address: 45 19th Street  
 City: San Francisco  
 State: California      Zip: 94121-1301

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20011201-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City      State: NV      Zip: 89703