

A.P.N.: 1319-18-310-034  
R.P.T.T.: EXEMPT #7



KAREN ELLISON, RECORDER

E07

RECORDING REQUESTED BY:  
Diane Ratcliff  
15285 Charter Oak Blvd  
Salina, CA 93907

WHEN RECORDED MAIL DOCUMENT  
SAME AS ABOVE

AND TAX BILL TO:  
TO REMAIN UNCHANGED

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GRANT, BARGAIN and SALE DEED


FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Diane Ratcliff, an unmarried woman

hereby GRANT(S) to Diane Ratcliff, Trustee of the Diane Ratcliff Revocable Trust dated  
September 30, 2020 the real property situates in the County of Douglas, State of Nevada,  
described as follows;

SEE EXHIBIT "A" ATTACHED HERETO.

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.

Dated: 11-6-20

  
\_\_\_\_\_  
Diane Ratcliff

# ACKNOWLEDGEMENT

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

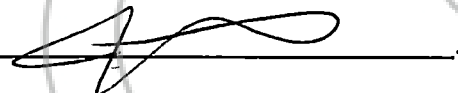
County of Santa Clara

On November 6, 2020 before me, J. C. Foster, notary public, personally appeared Diane Ratcliff, 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.

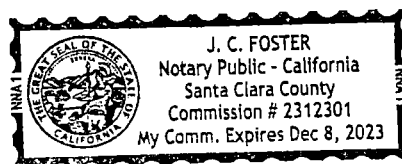
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



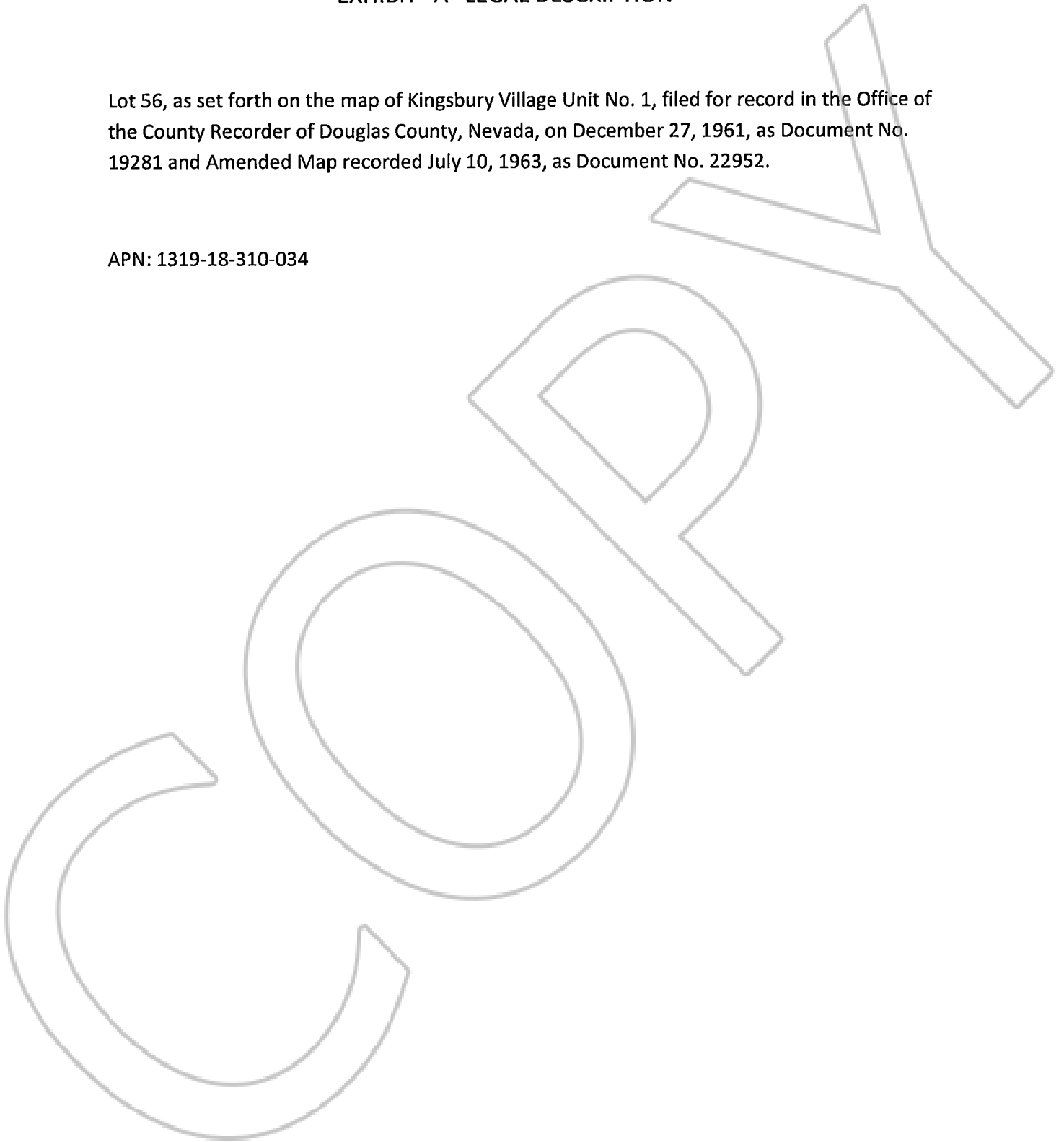
(Seal)



## EXHIBIT "A" LEGAL DESCRIPTION

Lot 56, as set forth on the map of Kingsbury Village Unit No. 1, filed for record in the Office of the County Recorder of Douglas County, Nevada, on December 27, 1961, as Document No. 19281 and Amended Map recorded July 10, 1963, as Document No. 22952.

APN: 1319-18-310-034



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1319-18-310-034  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OK BC</u>	

3. Total Value/Sales Price of Property: \$ 0  
Deed in Lieu of Foreclosure Only (value of property) ( 0  
Transfer Tax Value: \$ 0  
Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section # 7  
b. Explain Reason for Exemption: Transfer to Grantors Trust for no consideration

5. Partial Interest: Percentage being transferred: 100 %

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 \_\_\_\_\_ Capacity GRANTEE Title officer

SELLER (GRANTOR) INFORMATION  
(REQUIRED)  
Diane Ratcliff

Print Name: \_\_\_\_\_  
Address: 15285 Charter Oak Blvd  
City: Salinas  
State: CA Zip: 93907

BUYER (GRANTEE) INFORMATION  
(REQUIRED)  
Diane Ratcliff

Print Name: \_\_\_\_\_  
Address: 15285 Charter Oak Blvd  
City: Salinas  
State: CA Zip: 93907

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

Print Name: STEVE'S DEEDS Escrow # Ratcliff  
Address: BOX 11506  
City: ZEPHYR COVE State: NEVADA Zip: 89448

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