

APN# : 1420-07-721-005

RPTT: \$0.00 #7



00125792202109593290070077

Recording Requested By:

Owner

KAREN ELLISON, RECORDER

E07

When Recorded Mail To:

James Monroe Birkey, Trustee

13690 Llagas Ave

San Martin, CA 95046

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

James Monroe Birkey 12-9-2020
James Monroe Birkey Owner

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312 (additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

James Birkey, an unmarried man

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

James Monroe Birkey, Trustee of the James Monroe Birkey Revocable Trust, dated August 21, 2001

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 12/09/2020

COOPER

James Birkey 12-9-2020
James Birkey Date

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

This instrument was acknowledged before me on
12-9-2020

By James Birkey.

[Signature]
Notary Public

C. MCDOUGAL
COMM. # 2321702
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
MY COMM. EXP. FEB. 16, 2024



} SS

Doc #: 602873

002402519 01/06 PFA Page 1 of 3

OFFICIAL RECORD

Requested By: UTRCO

**Lyon County, NV
Margie Kassebaum, Recorder**

Fee: \$19.00 RPET: \$0.00

Recorded By: jbowse

APN#: 019-992-10
RPTT: -0- #7

Recording Requested By:
Western Title Company
Escrow No.: 106195-SJL

When Recorded Mail To:
James Birkey
13690 Llagas Ave
San Martin, CA 95048

Mail Tax Statements to: (deeds only)
Same as Above

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

Signature

S. Lindberg

Staci Lindberg

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

**This document is being
recorded as an
accommodation only.**

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GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

James Birkey, an unmarried man

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

James Monroe Birkey, as Trustee of the James Monroe Birkey revocable trust, dated August 21, 2001

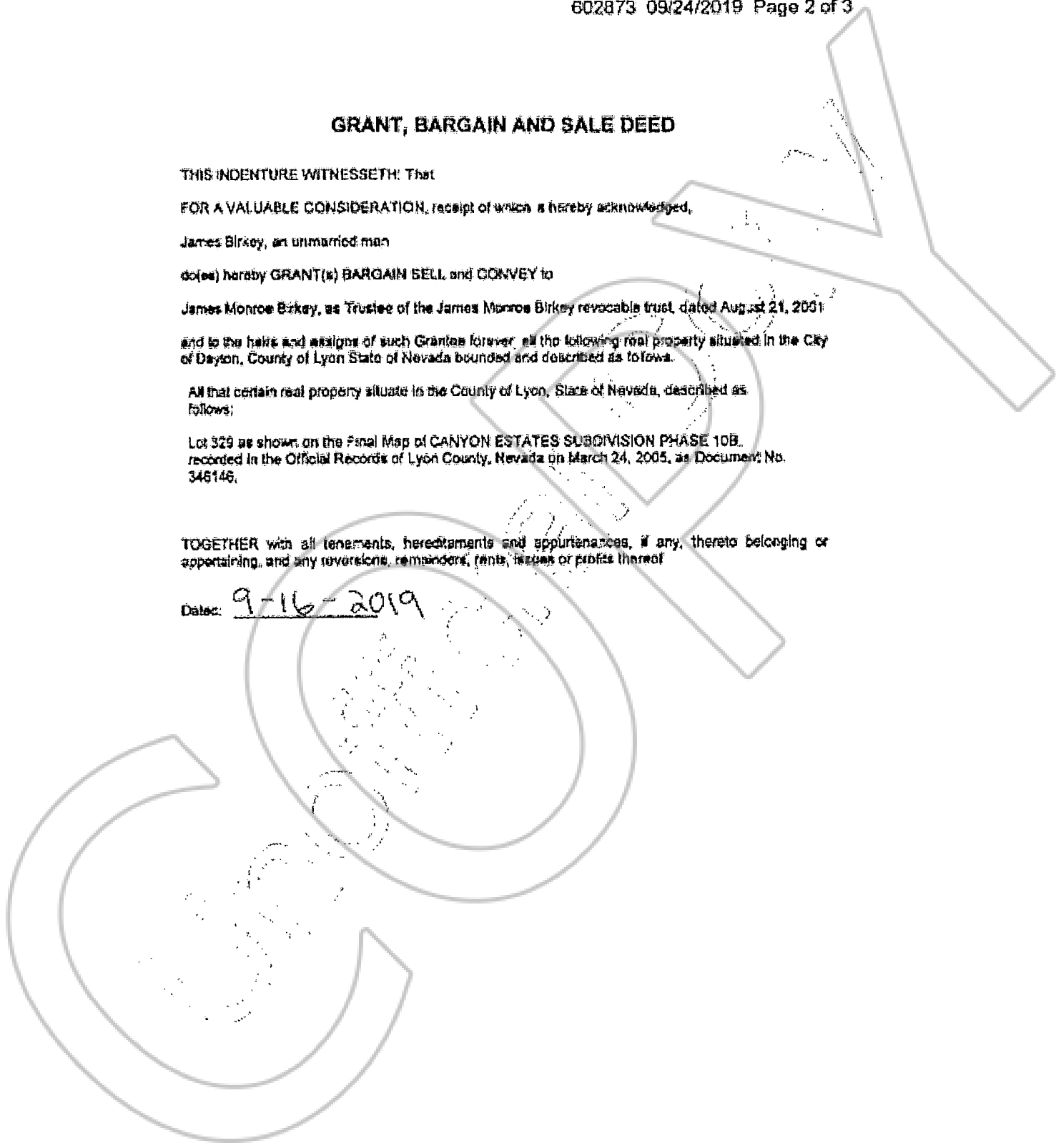
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Dayton, County of Lyon State of Nevada bounded and described as follows:

All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

Lot 329 as shown on the Final Map of CANYON ESTATES SUBDIVISION PHASE 10B, recorded in the Official Records of Lyon County, Nevada on March 24, 2005, as Document No. 346146,

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof

Date: 9-16-2019



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Grant, Bargain and Sale Deed -- Page 3

James Birkey
James Birkey

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STATE OF CALIFORNIA

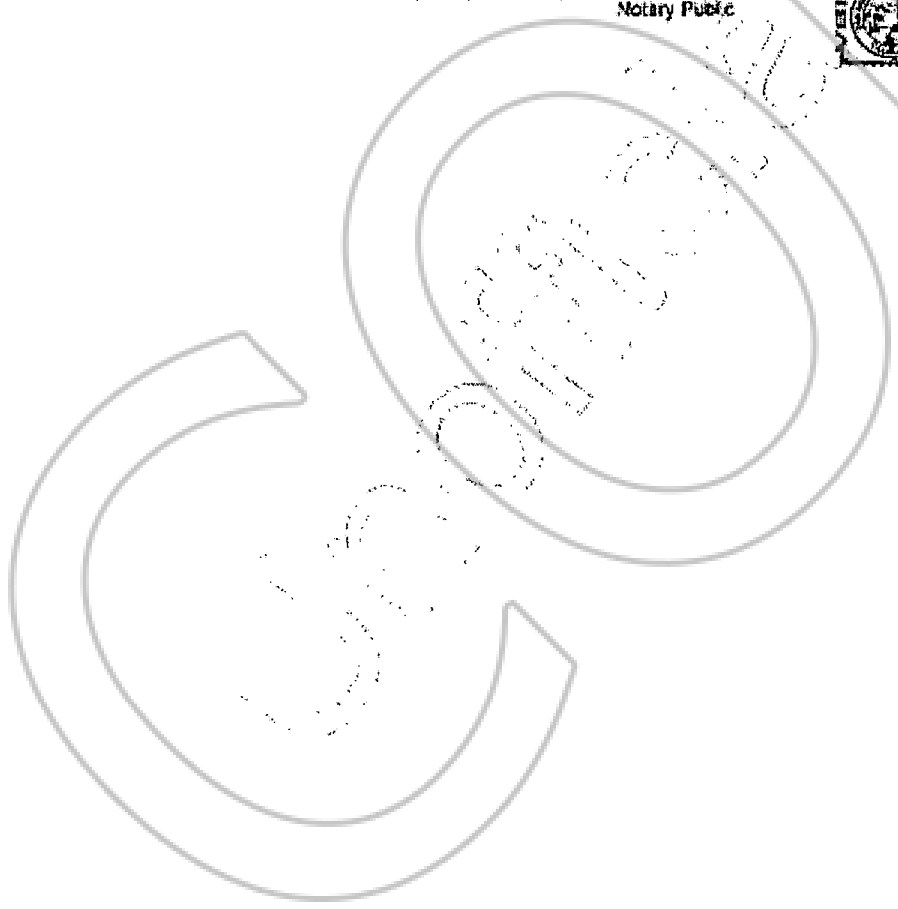
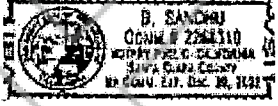
COUNTY OF SANTA CLARA

This instrument was acknowledged before me on

Sept 16th, 2019

By JAMES BIRKEY

B. Sandhu
Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1420-07-721-005

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
 NOTES: 1/4/21 ~ TRUSTOK ~ AB

3. Total Value/Sales Price of Property:

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: Deeding from Individual to Trust without 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 disallowance of any claimed exception, 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: James M. Birkey Capacity Owner ✓ 12-9-2020
 Signature: _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)
 Print Name: James Birkey
 Address: 13690 Llagas Ave
 City: San Martin
 State: CA Zip: 95046

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: James Monroe Birkey, Trustee
 Address: 13690 Llagas Ave
 City: San Martin
 State: CA Zip: 95046

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)