

APN# 1320-33-222-003

Recording Requested by/Mail to:

Name: Cary Lee Christie

Address: 1253 Concho Trl #3

City/State/Zip: Gardnerville, NV 89410

Mail Tax Statements to:

Name: Cary Lee Christie, Trustee

Address: 1253 Concho Trl #3

City/State/Zip: Gardnerville, NV 89410



00126760202109601950040045

KAREN ELLISON, RECORDER

E07

Grant, Bargain and Sale Deed

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Cary Lee Christie
Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

Recording requested by:

Name: MACDONALD FERNANDEZ LLP
Address: 914 Thirteenth Street
Modesto, CA 95354

After Recording Return to and Mail Tax Statements to:

Name: Cary Lee Christie, Trustee
Address: 1253 Concho Trl #3
Gardnerville, NV 89410

Space Above This Line for Recorder's Use

GRANT, BARGAIN AND SALE DEED

APN: 1320-33-222-003

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Cary Lee Christie, an unmarried man**, does hereby GRANT, BARGAIN and SELL to **Cary Lee Christie, Trustee of the Cary Christie Living Trust U/I/D** 12-28-2020, the real property situate in the County of Douglas, State of Nevada, described as follows:

See legal description attached hereto as Exhibit A and made a part hereof by this reference

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

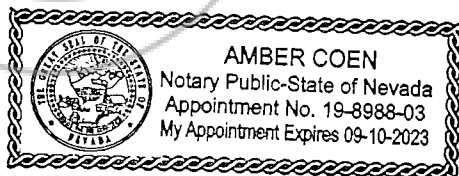
Date: 12.28.2020

Cary Lee Christie
Cary Lee Christie

STATE OF NEVADA
COUNTY OF Douglas

This instrument was acknowledged before me on December 28, 2020 by Cary Lee Christie.

(Seal)



Amber Coen
Notary Public

Exhibit A

Legal Description

PARCEL 1:

UNIT NO. 3, OF BUILDING 8, OF THE FINAL SUBDIVISION MAP LDA 15-020 ESPLANADE AT THE RANCH, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 7, 2017, AS DOCUMENT NO. 2017-906665 AND CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 9, 2017, AS DOCUMENT NO. 2017-906767.

PARCEL 2:

AN UNDIVIDED 1/41ST INTEREST AS A TENANT IN COMMON IN THE COMMON ELEMENTS. AN EXCLUSIVE RIGHT TO USE THAT PORTION OF THE COMMON ELEMENTS DESIGNATED AS LIMITED COMMON ELEMENTS ON THE FINAL MAP, AS GRANTED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPLANADE AT THE RANCH COMMUNITY ASSOCIATION RECORDED SEPTEMBER 8, 2017, AS DOCUMENT NO. 2017-903815 AND THE FIRST AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPLANADE AT THE RANCH COMMUNITY ASSOCIATION RECORDED MARCH 2, 2018, AS DOCUMENT NO. 2018-911107 AND THE SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPLANADE AT THE RANCH COMMUNITY ASSOCIATION RECORDED APRIL 30, 2018, AS DOCUMENT NO. 2018-913638 AND THE THIRD AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESPLANADE AT THE RANCH COMMUNITY ASSOCIATION, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

TAX ID NO. 1320-33-222-003

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-33-222-003
 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>TRUST OF BC</u>	

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 without consideration if a certificate of trust is presented at the time of transfer.

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 Cary Lee Christie Capacity _____ Grantor

Signature Cary Lee Christie Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Cary Lee Christie
 Address: 1253 Concho Trl #3
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Cary Lee Christie, Trustee
 Address: 1253 Concho Trl #3
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Macdonald Fernandez LLP Escrow # _____
 Address: 914 Thirteenth Street
 City: Modesto State: CA Zip: 95354