

A.P.N.: 1319-30-625-001  
File No: 121-2610821 (MH)  
R.P.T.T.: \$ 0.00 Exemption 7

When Recorded Mail To: Mail Tax Statements To:  
Gary Stephen McConnell and Mary Ann McConnell  
745 Los Arboles  
Aptos, CA 95003

### ***GRANT, BARGAIN and SALE DEED***

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

Gary S. McConnell and Mary Ann McConnell, Trustees of the McConnell Living Trust,  
dated December 20, 2002

do(es) hereby *GRANT, BARGAIN and SELL* to

Gary Stephen McConnell and Mary Ann McConnell, husband and wife, as Joint Tenants  
with right of survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:



**UNIT 18-A, AS SHOWN ON THE OFFICIAL PLAT OF TAHOE VILLAGE CONDOMINIUM  
18-II, BEING A SUBDIVISION OF LOT 18 OF THE SECOND AMENDED MAP OF TAHOE  
VILLAGE UNIT NO. 2, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF  
THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 11,  
1976 AS DOCUMENT NO. 88829.**

**TOGETHER WITH AN UNDIVIDED 1/4 INTEREST IN AND TO THE "COMMON AREA" AS  
SHOWN ON SAID MAP OF TAHOE VILLAGE CONDOMINIUM 18-II.**

*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.

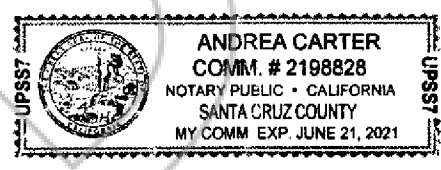
Subject to

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.

  
\_\_\_\_\_  
Gary S. McConnell  
  
\_\_\_\_\_  
Mary Ann McConnell

STATE OF **NEVADA** CA )  
COUNTY OF **WASHOE** Santa Cruz ) :SS.

This instrument was acknowledged before me on this:  
20 day of Jan 2021



By: **Gary S. McConnell and Mary Ann McConnell**  
By: Andrea Carter / Its: Notary Public

Notary Public  
(My commission expires: 6/21/21)

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1319-30-625-001  
 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'/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: 1/22/21 Trust Ok~A.B.

3. a) Total Value/Sales Price of Property: \$0.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$0.00  
 d) Real Property Transfer Tax Due \$0

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, Section: 7  
 b. Explain reason for exemption:  
Transfer out of 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 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: Mary Ann McConnell

Capacity: Grantor / Grantee

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

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

Print Name: GARY MCCONNELL  
 Address: 745 LOS ARBOLES  
 City: APTOS  
 State: CA Zip: 95003

Print Name: Gary Stephen McConnell and Mary Ann McConnell  
 Address: 745 Los Arboles  
 City: Aptos  
 State: CA Zip: 95003

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

Print Name: First American Title Insurance Company  
 Address: 5310 Kietzke Lane, Suite 100  
 City: Reno

File Number: 121-2610821 MH/ MH  
 State: NV Zip: 89511-2043

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