

APN# 1220-03-110-005

Recording Requested by/Mail to:

Name: Bradford Family Trust

Address: 2341 Hoya Lane

City/State/Zip: Gilroy, CA 95020

Mail Tax Statements to:

Name: Bradford Family Trust

Address: 2341 Hoya Lane

City/State/Zip: Gilroy, CA 95020



KAREN ELLISON, RECORDER E07

Trust Transfer 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)

*James N. Bradford*

Signature

*Shirley Bradford*

James N. Bradford

Printed Name

Shirley Bradford

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

The Bradford Family Trust  
2341 Hoya Lane  
Gilroy, CA 95020

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**Property Address:** 1383 Bryan Lane  
Gardnerville, NV 89410  
**APN#** 1220-03-110-005

**TRUST TRANSFER DEED**

The undersigned Grantor(s) declare(s) that the following property was not sold, but was transferred to a revocable intervivos trust, and is excluded from reappraisal. The undersigned Grantor declares under penalty of perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER.  
THERE IS NO DOCUMENTARY TRANSFER TAX DUE (NRS 375.090 (7) (Grantors and Grantees are comprised of the same parties and their proportional interest remains the same immediately following transfer).

**GRANTORS: James N. Bradford and Shirley M. Bradford, husband and wife as joint tenants with right of survivorship;**

hereby grant their entire interest in the herein described property to:

**GRANTEES: James N. Bradford and Shirley M. Bradford, Trustees for the Bradford Family Trust.**

Real Property located in the City of Gardnerville, County of Douglas, State of Nevada described herein as follows;

See **Exhibit "A"** attached herein

  
\_\_\_\_\_  
James N. Bradford

  
\_\_\_\_\_  
Shirley M. Bradford

**Mail Tax Statements to Party Shown On Following Line; If No Party Shown, Mail As Directed Above**

## EXHIBIT "A"

Lot 27 in Block D as shown on the Final Subdivision Map PLANNED UNIT DEVELOPMENT PD 03-010 STODICK ESTATES SOUTH, PHASE 1, filed for record in the office of the Douglas County Recorder, State of Nevada, on December 13, 2004 in Book 1204, Page 5284, as Document No. 631678, Official Records and as amended by a Certificate of Amendment recorded on January 28, 2005 in Book 105, Page 10247, as Document No. 635505 of Official Records.



**CALIFORNIA ALL PURPOSE 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 Santa Clara

On February 24, 2021 before me,

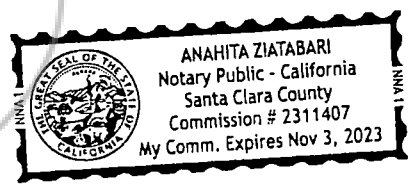
Anahita Ziatavari  
(here insert name and title of the officer)

, notary public, personally appeared James N. Bradford &

Shirley M. Bradford

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 \_\_\_\_\_

(This area for official notarial seal)

**Optional**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Trust Transfer Deed

Document Date:

Number of Pages: 2 (Not including this page)

Signer(s) Other Than Named Above: N/A

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-03-110-005  
 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 OK 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: Placing Property into Trust for Estate Planning Purposes.  
Transfer is without consideration

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 James N. Bradford Capacity Trustee

Signature Shirley M. Bradford Capacity Trustee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: James N. Bradford & Shirley M. Bradford  
 Address: 2341 Hoya Lane  
 City: Gilroy  
 State: CA Zip: 95020

Print Name: James N. Bradford & Shirley M. Bradford, Trustees  
 Address: 2341 Hoya Lane  
 City: Gilroy  
 State: CA Zip: 95020

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # N/A  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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