

DOUGLAS COUNTY, NV

2021-963294

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

03/11/2021 09:23 AM

MOBO LAW

KAREN ELLISON, RECORDER

E07

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

MOBO LAW, LLP
10343 High Street, Suite One
Truckee, California 96161-0116

MAIL TAX STATEMENTS TO:

Kristin Anne Ryner
3906 Crown Point Dr.
San Diego, California 92109

APN: 1418-10-710-008

GRANT DEED

DOCUMENTARY TRANSFER TAX EXEMPTION - NRS 375.090 (Section 7)

The undersigned grantor(s) declare: This transfer is exempt from the documentary transfer tax. Documentary transfer tax is \$0.00 NRS 375.090 (7): A transfer, to or from a trust without consideration.

FOR NO CONSIDERATION, KRISTIN ANNE RYNER, an individual (the "Grantor"),

HEREBY GRANT(S) TO KRISTIN ANNE RYNER, as trustee of the KRISTIN ANNE RYNER TRUST dated November 3, 2012 (the "Grantee"), all of her right, title and interest in and to the real property situated in the County of Douglas, more fully described on Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

Dated:

December 4, ²⁰²⁰~~2019~~

Kristin Anne Ryner
KRISTIN ANNE RYNER, Grantor

see acknowledgment.
D.M

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 San Diego)

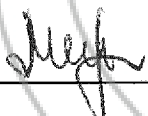
On 12/04/2020 before me, Dinara M. Meiramkulova Notary Public
(insert name and title of the officer)

personally appeared Kristin Anne Ryner
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) 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)

APN: 1418-10-710-008

EXHIBIT "A"
LEGAL DESCRIPTION

APN: 1418-10-710-008
206 Lakemill Road
Glenbrook, Nevada 89413

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Lot 19, in Block A, as shown on the second AMENDED MAP OF GLENBROOK SUBDIVISION UNIT 2, filed for record in the Office of the County Recorder of Douglas County, Nevada, on January 30, 1980, in Book 180, Page 1512, as Document No. 41035, Official Records of Douglas County, Nevada.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1418-10-710-008
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>Trust OK - JS</u>

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$ _____

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: Transfer from trust without consideration

5. Partial Interest: Percentage being transferred: 50 %

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 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 Kristin Ryner Capacity Grantor

Signature Kristin Ryner Capacity Grantee

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED) Kristin Anne Ryner
Print Name: <u>Kristin Anne Ryner</u>	Print Name: <u>Trustee of the Kristin Anne Ryner Trust</u>
Address: <u>3906 Crown Point Dr.</u>	Address: <u>3906 Crown Point Dr.</u>
City: <u>San Diego</u>	City: <u>San Diego</u>
State: <u>CA</u> Zip: <u>92109</u>	State: <u>CA</u> Zip: <u>92109</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Erica Cooper, Esq. MOBO LAW, LLP Escrow # _____

Address: 10343 High Street, Suite One

City: Truckee State: CA Zip: 96161-0116