

**APN: 1319-30-516-036**  
**Affix R.P.T.T. \$Exempt 7**

**RECORDING REQUESTED BY:**  
**FIDELITY NATIONAL TITLE AGENCY OF**  
**NEVADA, INC.**

**WHEN RECORDED MAIL TO and MAIL TAX**  
**STATEMENT TO:**  
**OLGA POWELL AND JOSHUA ROBERT**  
**POWELL**

**893 WHITE MOONSTONE LOOP**  
**SAN JOSE, CA 95123**

**ESCROW NO: 00114868-118-TP**

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

**Joshua R. Powell and Olga Powell, Trustees of the Powell Family Trust**  
**dated 10/5/2018**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

**Olga Powell and Joshua Robert Powell, Wife and Husband as Joint**  
**Tenants**

all that real property situated in the County of Douglas, State of NEVADA, bounded and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

- Subject to:
1. Taxes for the current fiscal year, paid current.
  2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 21<sup>st</sup> day of April, 2021.

**BUYERS:**

Olga Powell, Trustee Joshua R. Powell, Trustee  
Olga Powell, Trustee Joshua R. Powell, Trustee

State of California  
County of Santa Clara

On this April 21, 2021  
appeared before me, a Notary Public,  
Joshua R. Powell and Olga Powell,  
Trustees of the Powell Family Trust  
Dated 10/5/2018

personally known or proven to me to  
be the person(s) whose name(s)  
is/are subscribed to the above  
instrument, who acknowledged that  
he/she/they executed the instrument  
for the purposes therein contained.



[Signature]  
Notary Public  
My commission expires: 10/8/2021

**NOTARY ACKNOWLEDGEMENT FOR GRANT, BARGAIN, SALE DEED  
FOR ESCROW NO.: 00114868-118TP**

**Exhibit A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

LOT 55B, TAHOE VILLAGE UNIT NO 1, AN AMENDED MAP OF ALPINE VILLAGE UNIT NO 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON DECEMBER 7, 1971, DOCUMENT NO 55769 OF OFFICIAL RECORDS.

Parcel ID:1319-30-516-036

Commonly known as 336 Quaking Aspen Lane, Unit B, Stateline, NV 89449  
However, by showing this address no additional coverage is provided

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1319-30-516-036  
 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 - ke</u>	

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

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section Exempt 7  
 b. Explain Reason for Exemption: Trustees transferring 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 [Signature] Capacity Grantor  
 Signature [Signature] Capacity Grantee

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

Print Name: Joshua R. Powell and Olga Powell,  
Trustees of the Powell Family Trust dated 10/5/18  
 Address: 893 White Moonstone Loop  
San Jose, CA 95123  
 City, State, Zip

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

Print Name: Olga Powell and Joshua Robert Powell  
 Address: 893 White Moonstone Loop  
San Jose, CA 95123  
 City, State, Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**

Print Name: Fidelity National Title Agency of Nevada, Inc. SYRGO Escrow No.: 00114868-118-TP  
 Address: 2450 St. Rose Parkway, Suite 150 590 W. Lambert Rd.  
 City, State, Zip: Henderson, NV 89074 Brea, CA 92821

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED