

DOUGLAS COUNTY, NV

2021-966387

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

04/28/2021 08:46 AM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

ASSESSOR'S PARCEL NO. 1418-22-511-002

**WHEN RECORDED MAIL TO:**

JOHN F. DOYLE  
WEALTHPLAN, PC  
1960 THE ALAMEDA, SUITE 185  
SAN JOSE, CA 95126

**MAIL TAX NOTICES TO:**

MARGARET M. REIFF, TRUSTEE  
1019 CLEVELAND STREET  
WOODLAND, CA 95695

**GRANT, BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MARGARET M. REIFF, a married woman, as her sole and separate property (herein, "Grantor"), whose address is 1019 Cleveland Street, Woodland, CA 95695, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to MARGARET M. REIFF, Trustee, or any successors in trust, under the MARGARET MARR REIFF 2019 SEPARATE PROPERTY TRUST (herein, "Grantee"), whose address is 1019 Cleveland Street, Woodland, CA 95695, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1736 Logan Creek Drive, Glenbrook, NV 89413

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.

Dated this 12<sup>th</sup> day of April, 2021.

GRANTOR:

Margaret M. Reiff

MARGARET M. REIFF

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.

ACKNOWLEDGMENT

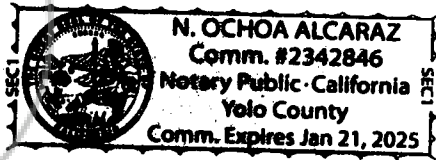
State of California )  
County of Yolo )

On April 12, 2021 before me, N. Ochoa Alcaraz, Notary Public personally appeared Margaret M. Reiff, 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 [Handwritten Signature] (Seal)



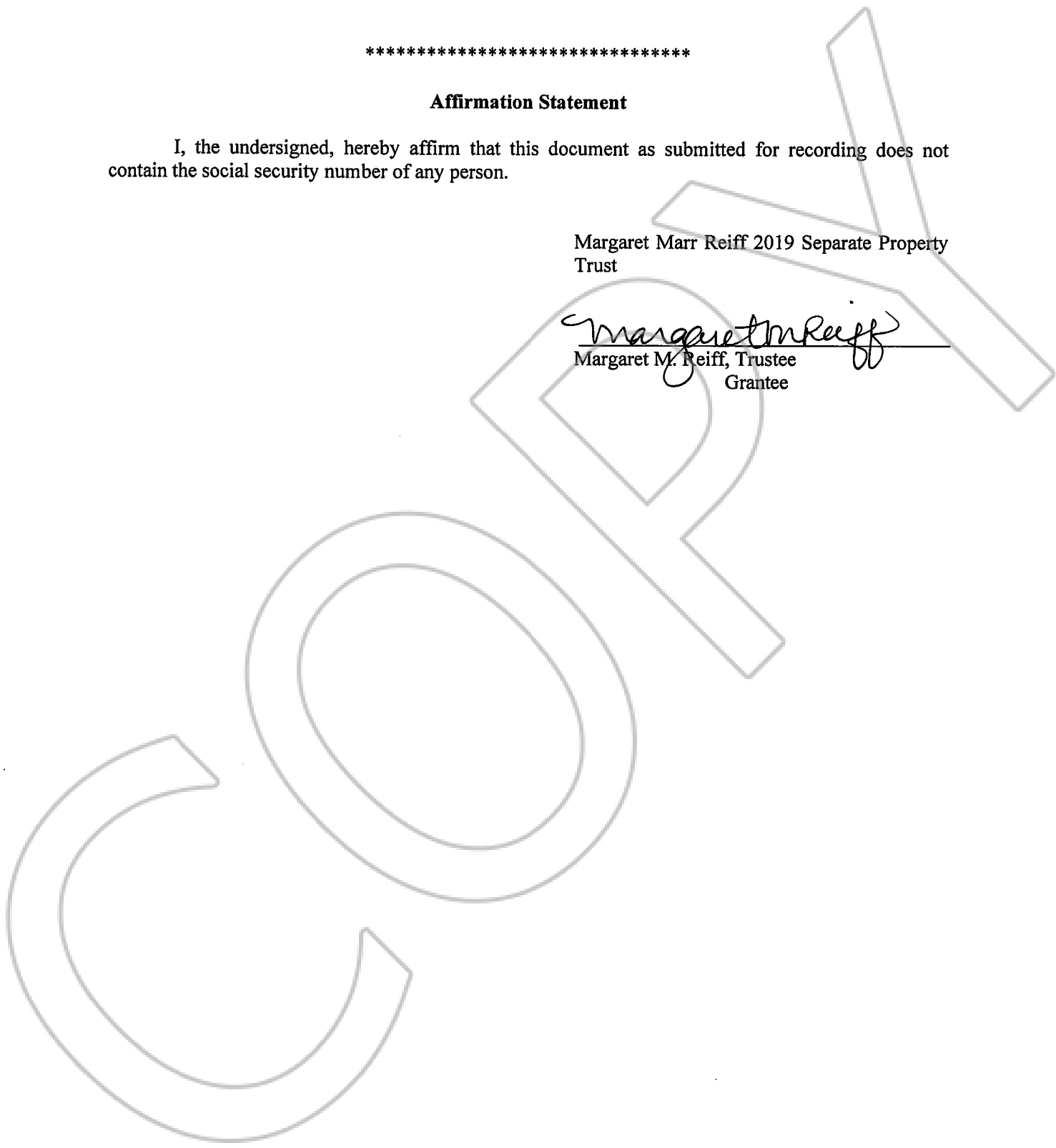
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**Affirmation Statement**

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

Margaret Marr Reiff 2019 Separate Property Trust

  
Margaret M. Reiff, Trustee  
Grantee



**EXHIBIT A**

Lot 3, Block B, as shown on the map of Logan Creek Estates, filed in the office of the County Recorder of Douglas County, Nevada, on March 8, 1960.

Per NRS 111.312, this legal description was previously recorded in Book ~~XXXXXXXXXXXX~~ as Doc #2021-966264 Page ~~XXXXXX~~, on 4/27/21, in the office of the Recorder of Douglas County, Nevada.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1418-22-511-002  
 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  
 Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Verified Trust - JS

3. Total Value/Sales Price of Property \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) (\_\_\_\_\_)  
 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: transfer to trust 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 Margaret M Reiff Capacity GRANTOR  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Margaret M. Reiff  
 Address: 1019 Cleveland Street  
 City: Woodland  
 State: CA Zip: 95695

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Margaret Marr Reiff 2019 Separate  
Property Trust  
 Address: 1019 Cleveland Street  
 City: Woodland  
 State: CA Zip: 95695

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: US Deeds, PA Escrow #: \_\_\_\_\_  
 Address: 423 Lithia Pinecrest Road  
 City: Brandon State: FL Zip: 33511

**STATE OF NEVADA  
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Signature Margaret M. Reiff Capacity GRANTEE  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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