

RECORDING REQUESTED BY:

FRANK L. MARTORANA

When Recorded Mail Document To:

Jaime Burpo Sterling
19555 SW Meadow View Dr.
McMinnville, OR 97128

Mail Tax Statements to:

Max Hoseit Management Co.
700 University Ave. #150
Sacramento, CA 95825

DOUGLAS COUNTY, NV

2021-967013

Rec:\$40.00

Total:\$40.00

05/06/2021 02:29 PM

GVM LAW

Pgs=4



00134377202109670130040042

KAREN ELLISON, RECORDER

E07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 1318-22-002-013

(formerly 07-120-060)

Address: 152 Highway 50

Stateline, NV 89449

GRANT DEED

The under signed Grantor(s) declare(s)

Document Transfer Tax: \$ 0.00* City Transfer Tax: \$ 0.00

- Computed on full value of property conveyed, or
- Computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JAIME BURPO STERLING, Trustee of the JAIME BURPO STERLING NON-EXEMPT TRUST, created under the Burpo Family Irrevocable Trust FBO Jaime Burpo Sterling, hereby GRANT(S) to

Jaime Burpo Sterling, an unmarried woman, as to an undivided 1.5594 2/3% interest * in the following described real property in the City of **Douglas** State of Nevada:

See Exhibit "A", attached hereto and made a part hereof.

Date: 4/03/2021

Jaime Burpo Sterling

JAIME BURPO STERLING, Trustee of the JAIME BURPO STERLING NON-EXEMPT TRUST, created under the Burpo Family Irrevocable Trust FBO Jaime Burpo Sterling

**An absolute 1.5594 2/3% interest in the property not 1.5594 2/3% of the Grantor's interest in the property.

CERTIFICATE OF ACKNOWLEDGMENT

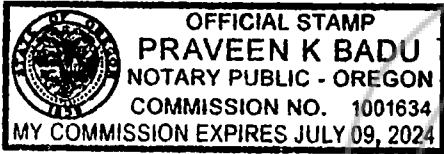
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Oregon)
) ss
COUNTY OF Yamhill)

On 3 April 2021, before me, Praveen K Badu, a notary public, personally appeared JAIME BURPO STERLING, 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



Praveen Notary public in Oregon.
Notary Public in and for Said State

EXHIBIT "A"

COMMENCING AT THE POINT ON THE WEST SIDE OF THE HIGHWAY RIGHT-OF-WAY LINE CREATED BY THE DEED RECORDED IN BOOK "U" OF DEEDS, PAGE 110, DOUGLAS COUNTY, NEVADA RECORDS, SAID POINT BEING DESCRIBED AS BEARING SOUTH 60 DEGREES 18 MINUTES 00 SECONDS WEST A DISTANCE OF 127.20 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26 AND 27 IN TOWNSHIP 13 NORTH RANGE 10 EAST MDB&M; THENCE NORTH 61 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 350.00 FEET; THENCE NORTH 18 DEGREES 24 MINUTES 08 SECONDS EAST A DISTANCE OF 198.04 FEET; THENCE SOUTH 61 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 175.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 61 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 200 FEET TO THE POINT ON THE WEST SIDE OF THE HIGHWAY RIGHT-OF-WAY LINE; THENCE SOUTHERLY CURVING TO THE RIGHT ALONG THE WESTERLY SIDE OF SAID HIGHWAY RIGHT-OF-WAY LINE WITH A RADIUS OF 2480 FEET AN ARC DISTANCE OF 87.5 FEET TO A POINT; THENCE NORTH 61 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 186.1 FEET; THENCE NORTH 18 DEGREES 24 MINUTES 08 SECONDS EAST A DISTANCE OF 12.73 FEET; THENCE NORTH 61 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 12.36 FEET; THENCE NORTH 24 DEGREES 26 MINUTES 47 SECONDS WEST A DISTANCE OF 75.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR APPERTAINING, AND THE REVERSION AND REVERSIONS, REMAINDER AND REMAINDERS, RENTS, ISSUES AND PROFITS THEREOF.

APN 07-120-06

Per N.R.S. 111.312, this legal description was previously recorded at Document No. 2016-878296 on March 18, 2016.

EXHIBIT A

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-22-002-013
 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>Trustor 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: Transfer to grantor's Non-Exempt trust without compensation

5. Partial Interest: Percentage being transferred: 1.56 %

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 Jaimie Sterling Capacity Buyer

Signature Jaimie Sterling Capacity Seller

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jaimie Burpo Sterling, Trustee
 Address: 19555 SW Meadow View Dr.
 City: McMinnville
 State: OR Zip: 97128

Print Name: Jaimie E. Sterling
 Address: 19555 SW Meadow View Dr.
 City: McMinnville
 State: OR Zip: 97128

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Frank L. Martorana Escrow # _____
 Address: 3009 Douglas Blvd. Suite 150
 City: Roseville State: CA Zip: 95661

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