

DOUGLAS COUNTY, NV **2021-970272**  
RPTT:\$11290.50 Rec:\$40.00  
\$11,330.50 Pgs=3 07/01/2021 12:12 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

A.P.N.: 1419-03-002-104

RECORDING REQUESTED BY:  
Signature Title Company LLC  
212 Elks Point Road, Suite 445, P.O. Box 10297  
Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:

The Phillip S. and Nancy F. Estes Revocable Trust  
dated June 27, 2013  
277 Mill Race Loop  
Carson City NV 89705

Escrow No.: ZC3042-JL

RPTT \$11,290.50

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Robert Burley Abbott and Kristin MacLaren Abbott, Trustees of the Abbott 1991 Revocable Trust Agreement, dated February 12, 1991 as to an undivided 50%% interest and The Abbott Family Partnership, a California Limited Partnership as to an undivided 50%% interest**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**Phillip S. Estes and Nancy F. Estes Trustees of the Phillip S. and Nancy F. Estes Revocable Trust dated June 27, 2013**

all that real property in the City of Carson City, County of Douglas, State of Nevada, described as follows::

**See Attached Exhibit "A"**

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

**Signature Page attached and made a part hereof.**

Robert Burley Abbott and Kristin MacLaren Abbott, Trustees of the Abbott 1991 Revocable Trust Agreement, dated February 12, 1991

Robert Burley Abbott, Trustee  
By: Robert Burley Abbott, Trustee

Kristin MacLaren Abbott, Trustee  
By: Kristin MacLaren Abbott, Trustee

The Abbott Family Partnership, a California Limited Partnership

Robert Burley Abbott  
By: Robert Burley Abbott, General Partner

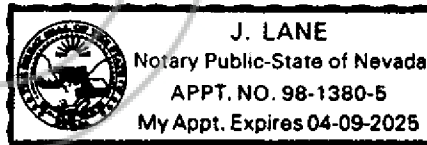
Kristin MacLaren Abbott  
By: Kristin MacLaren Abbott, General Partner

STATE OF NEVADA }  
COUNTY OF Douglas } SS:

This instrument was acknowledged before me on 6-30-2021,

By Robert Burley Abbott and Kristin MacLaren Abbott,

J. Lane (seal)  
Notary Public



## LEGAL DESCRIPTION

### EXHIBIT "A"

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

#### Parcel 1

Lot 326 of CLEAR CREEK TAHOE-UNIT 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, state of Nevada, on November 18, 2016, as File No. 2017-904626, Official Records.

#### Parcel 2

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Clear Creek Tahoe, recorded September 27, 2016 as Document No. 2016-888265, Official Records. And Amendments thereto recorded as document numbers 890755, 902099 and 916465.

APN: 1419-03-002-104

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1419-03-002-104
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land Res.
- b)  Single Fam.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
- f)  Comm'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$2,895,000.00

Transfer Tax Value \$2,895,000.00

Real Property Transfer Tax Due: \$11,290.50

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

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 \_\_\_\_\_ By: Robert Burley Abbott, Trustee

Signature [Signature] By: Phillip Estes, Trustee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(Required)**

**(Required)**

Print Name: Robert Burley Abbott and Kristin MacLaren Abbott, Trustees of the Abbott 1991 Revocable Trust Agreement, dated February 12, 1991

Print Name: Phillip Estes and Nancy Estes Trustees of the Phillip S. and Nancy F. Estes Revocable Trust dated June 27

Address: 590 Dana Ave  
Palo Alto CA 94303

Address: 277 Mill Rock Loop  
Casson, NV 89705

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Signature Title Company LLC Escrow #: ZC3042-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**