

APN: 1220-15-310-054

Recording Requested By:
Robert P. Huckaby, Attorney at Law



When Recorded Mail To:
Diane Angela Watson
PO Box 3613
Stateline, NV 89449

KAREN ELLISON, RECORDER E07

Mail tax statements to Grantee as above address.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That PIONEER PROPERTIES, INC., a Nevada corporation, by its officer authorized thereto, as a gift for no consideration, does hereby Grant, Bargain, Sell and Convey

to DIANE ANGELA WATSON and LLOYD BRETTHAUER as Trustees of the VALENTINE TRUST (created by a Trust Instrument dated December ³¹~~15~~, 2020), and to the heirs and assigns of such Grantee forever,

all that real property situated in the County of Douglas, State of Nevada, commonly known as 1456 Muir Drive, Gardnerville, Nevada, more particularly described as

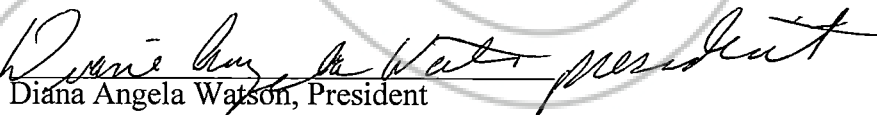
Lot 2, in Block P, as shown on the Map of Gardnerville Ranchos Unit No. 4, filed in the Office of the County Recorder of Douglas County, Nevada on April 10, 1967, as Document No. 35914

Assessors Parcel No. 1220-15-310-054

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including easements and water rights, if any, and any reversions, remainders, rents, issues or profits thereof.

I certify this document does not contain the social security number of any person.

Dated: December ³¹~~15~~, 2020


Diana Angela Watson, President

APN: 1220-15-310-054

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 ^{Nevada} CALIFORNIA)
COUNTY OF ^{EL DORADO} EL DORADO)
^{CONSOR CIV}

SS.

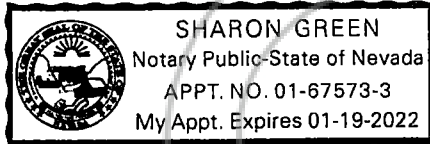
On 7-29-2021 before me, SHARON GREEN, Notary Public, personally appeared Diane Angela Watson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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 ^{Nevada} ~~California~~ that the foregoing paragraph is true and correct.

Witness my hand and official seal.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1220-15-310-054
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	<u>Trust OK - J</u>

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'/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: _____
 Real Property Transfer Tax Due: _____

\$	_____
\$	_____
\$	_____
\$	<u>0</u>

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: GIFT TO GRANDOR TRUST FOR 0 CONSIDERATION

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 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 ATTORNEY
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)
 Print Name: DIANE ANGELA WATSON
 Address: P.O. BOX 3613
 City: STATELINE
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION

(REQUIRED) VALENTINE TRUST
 Print Name: DIANE A. WATSON, TRUSTEE
 Address: BOX 3613
 City: STATELINE
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Robert P. Huckaby Escrow # _____
 Address: Attorney at Law
 City: 3330 Lake Tahoe Blvd. #10 Zip: _____
South Lake Tahoe, CA 96150