

DOUGLAS COUNTY, NV

2021-974229

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

09/20/2021 09:09 AM

U.S. DEEDS

KAREN ELLISON, RECORDER

E03

ASSESSOR'S PARCEL NO. 1418-11-110-015

WHEN RECORDED MAIL TO:

SARAH KING, ESQ.
SHARTSIS FRIESE LLP
ONE MARITIME PLAZA, 18TH FLOOR
SAN FRANCISCO, CA 94111

MAIL TAX NOTICES TO:

RICHARD MICHAEL WALKER, TRUSTEE
KAREN MARGARET WALKER, TRUSTEE
215 MT. HAMILTON AVENUE
LOS ALTOS, CA 94022

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RICHARD MICHAEL WALKER AND KAREN MARGARET WALKER, Co-Trustees, under the WALKER FAMILY 2000 TRUST dated July 17, 2000, incorrectly stated as the WALKER FAMILY TRUST dated July 17, 2000 (herein, "Grantor"), whose address is 215 Mt. Hamilton Avenue, Los Altos, CA 94022, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to RICHARD MICHAEL WALKER AND KAREN MARGARET WALKER, Co-Trustees, or any successors in trust, under the WALKER FAMILY 2000 TRUST dated July 17, 2000 and any amendments thereto (herein, "Grantee"), whose address is 215 Mt. Hamilton Avenue, Los Altos, CA 94022, 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: 2138 The Back Road, 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 24TH day of August, 2021

GRANTOR:

WALKER FAMILY 2000 TRUST dated July 17, 2000, incorrectly stated as the WALKER FAMILY TRUST dated July 17, 2000

Richard Michael Walker

RICHARD MICHAEL WALKER, Co-Trustee

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 Santa Clara)

On August 24, 2021 before me, Violeta M. Santa Gadea Lopez personally appeared Richard ~~the~~ Michael Walker 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 *Violeta M. Santa Gadea Lopez*

 Violeta M. Santa Gadea Lopez
COMM. #2221353
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Exp. Nov. 10, 2021

GRANTOR:

WALKER FAMILY 2000 TRUST dated July 17, 2000, incorrectly stated as the WALKER FAMILY TRUST dated July 17, 2000

Karen Margaret Walker
KAREN MARGARET WALKER, Co-Trustee

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

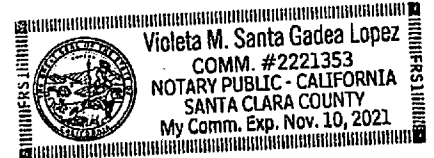
State of California)
County of Santa Clara)

On August 24, 2021 before me, Violeta M. Santa Gadea Lopez personally appeared Karen Margaret Walker, 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 Violeta M. Santa Gadea Lopez



Affirmation Statement

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

Walker Family 2000 Trust dated July 17,
2000

Richard Michael Walker
RICHARD MICHAEL WALKER, Trustee

Karen Margaret Walker
KAREN MARGARET WALKER, Trustee
Grantee

EXHIBIT A

All that real property situated in the City of Glenbrook, County of Douglas, State of Nevada, described as follows:

LOT 21, IN BLOCK B, OF GLENBROOK UNIT NO. 3, (3A), ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 13, 1980, AS DOCUMENT NO. 45299, IN BOOK 680 OF MAPS, AT PAGE 1269, AND AMENDMENT THERETO RECORDED MARCH 3, 1981, IN BOOK 381 OF OFFICIAL RECORDS AT PAGE 117, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 53983.

Per NRS 111.312, this legal description was previously recorded as Document No. 2018-919957, on September 24, 2018, 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**

5. Assessor Parcel Number(s)
 a) 1418-11-110-015
 b) _____
 c) _____
 d) _____

6. 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: _____

7. 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

8. If Exemption Claimed:

- c. Transfer Tax Exemption per NRS 375.090, Section 3
 d. Explain Reason for Exemption: To recognize true status - correct name of trust.

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 Kara Magaer Walker Capacity GRANTEE

Signature Richard Michael Walker Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Walker Family Trust
 Address: 215 Mt. Hamilton Avenue
 City: Los Altos
 State: CA Zip: 94022

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Walker Family 2000 Trust
 Address: 215 Mt. Hamilton Avenue
 City: Los Altos
 State: CA Zip: 94022

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

Print Name: U.S. Deeds, P.A. Escrow #: _____
 Address: 423 Lithia Pinecrest Road
 City: Brandon State: FL Zip: 33511