

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 M. WALKER, TRUSTEE
KAREN M. WALKER, TRUSTEE
215 MT. HAMILTON AVENUE
LOS ALTOS, CA 94022

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, KAREN MARGARET WALKER, a married woman, as her sole and separate property (herein, "Grantor"), whose address is 215 Mt. Hamilton Avenue, Los Altos, CA 94022, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to RICHARD M. WALKER AND KAREN M. WALKER, as Co-Trustees of the KAREN M. WALKER 2021 QUALIFIED PERSONAL RESIDENCE TRUST dated September 7, 2021 (herein, "Grantee"), whose address is 215 Mt. Hamilton Avenue, Los Altos, CA 94022, **all of Grantor's undivided Fifty Percent (50%) 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 7th day of September, 2021.

GRANTOR:

Karen Margaret Walker
KAREN MARGARET WALKER

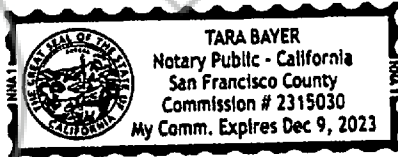
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
 }
COUNTY OF SAN FRANCISCO }

On September 7, 2021, before me, Tara Bayer,
Notary Public, 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 Tara Bayer (Seal)
My Commission Expires: 12/9/23



Affirmation Statement

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

Karen M. Walker 2021 Qualified Personal Residence Trust dated September 7, 2021

Richard Michael Walker
RICHARD M WALKER, Trustee

Karen Margaret Walker
KAREN M WALKER, Trustee
Grantee

COOPER

EXHIBIT A

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.

APN: 1418-11-110-015

Per NRS 111.312, this legal description was previously recorded as Instrument No. 2021-975066 on October 5, 2021, 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) 1418-11-110-015
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: Trust OK BC

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 a trust for no consideration

5. Partial Interest: Percentage being transferred: 50% %

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 Karen M Walker Capacity GRANTOR

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Karen M. Walker
Print Name: 2021 Qualified Personal Residence 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 Escrow #: N/A
Address: 423 Lithia Pinecrest Road
City: Brandon State: FL Zip: 33511