

A.P.N. No.:	1418-27-403-001
R.P.T.T.	\$ 0.00
File No.:	1323025 KDJ
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
James Martin and Kimberly Martin	
718 Avalon Way	
Livermore, CA 94550	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **James Joseph Martin and Kimberly Ann Martin, husband and wife as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **James J. Martin and Kimberly A. Martin, as Trustees of the Martin Family Trust dated 06/16/2016**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

A parcel of land approximately described by metes and bounds as follows: (All distances and bearing scaled from map and are to be corrected to conform with the actual survey of what will be called Cave Rock View subdivision) Beginning at a point on the easterly boundary of the Nevada State Highway (US 50) right of way which point bears North 66°48' East 244.5 feet from the meander corner on the section line between Sections 27 and 34, Township 14 North, Range 18 East, M.D.B. & M.; thence running North 10°33' East 100.5 feet to a point on the easterly boundary of said Nevada State Highway right of way, the true point of beginning; thence from the said true point of beginning running northerly along the easterly boundary of the said right of way of the Nevada State Highway along a segment of the curve on the said right of way, curving to the left with 840 feet radius subtended by a cord North 5°46' East 50 feet; thence South 86° 7' East 134 feet thence South 3°57' West 58 feet; thence North 82° 57' West 136 feet to the true point of beginning. Said parcel of land comprising Lot 7 Block C of the proposed tentative Cave Rock View subdivision situate in the fractional Southeast ¼, Southwest ¼ Section 27, Township 14 North, Range 18 East, M.D.B. & M., Douglas County, State of Nevada.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on January 21, 2020, as Document No. 2020-941142 of Official Records.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

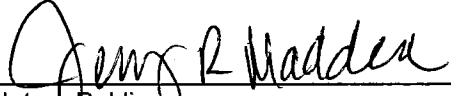
Dated: 11-13-21


James Joseph Martin

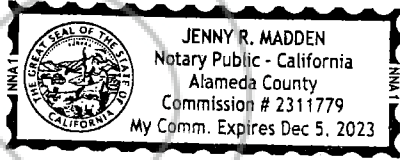

Kimberly Ann Martin

State of ~~Nevada~~ California)
County of ~~Douglas~~ Alameda) SS

This instrument was acknowledged before me on the 13 day of November, 2021
By: James Joseph Martin and Kimberly Ann Martin

Signature: 
Notary Public

My Commission Expires: Dec. 5, 2023



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1418-27-403-001
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: 11/18/21 Trust Ok~A.B.

3. a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ _____
 d. 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: Deeding from Individuals to Trust without 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 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 [Handwritten Signature] Capacity Escrow
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: James Joseph Martin and Kimberly Ann Martin
 Address: 718 Avalon Way
 City: Livermore
 State: CA Zip: 94550

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: James Martin and Kimberly Martin Trustees
 Address: 718 Avalon Way
 City: Livermore
 State: CA Zip: 94550

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1323025 KDJ
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED