

A.P.N. 1318-10-416-036

DOUGLAS COUNTY, NV	2021-978633
RPTT:\$0.00 Rec:\$40.00	
\$40.00 Pgs=5	12/20/2021 01:21 PM
NATIONAL CLOSING SOLUTIONS	
KAREN ELLISON, RECORDER	E07

WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Paul H Sturgeon and Karen E Sturgeon
4019 Country Club Drive
Bakersfield, CA 93306

Please complete Affirmation Statement below:

- I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030)
- I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law:

(State specific law)

Signature (Print name under signature)

Title

Order Number: 17-804233

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Paul Henry Sturgeon and Karen Elizabeth Sturgeon, Trustees of the Paul and Karen Sturgeon Family Trust dated November 3, 1999**

In consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Paul H. Sturgeon and Karen E. Sturgeon, husband and wife as community property with right of survivorship**

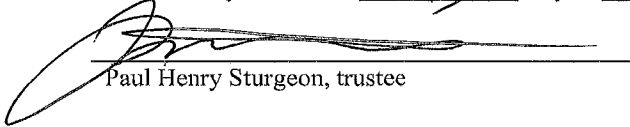
All that real property situated in the County of **Douglas** State of Nevada, bounded and described as follows:

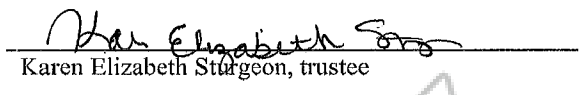
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION

Address: 612 Alma Way, Zephyr Cove, NV 89448

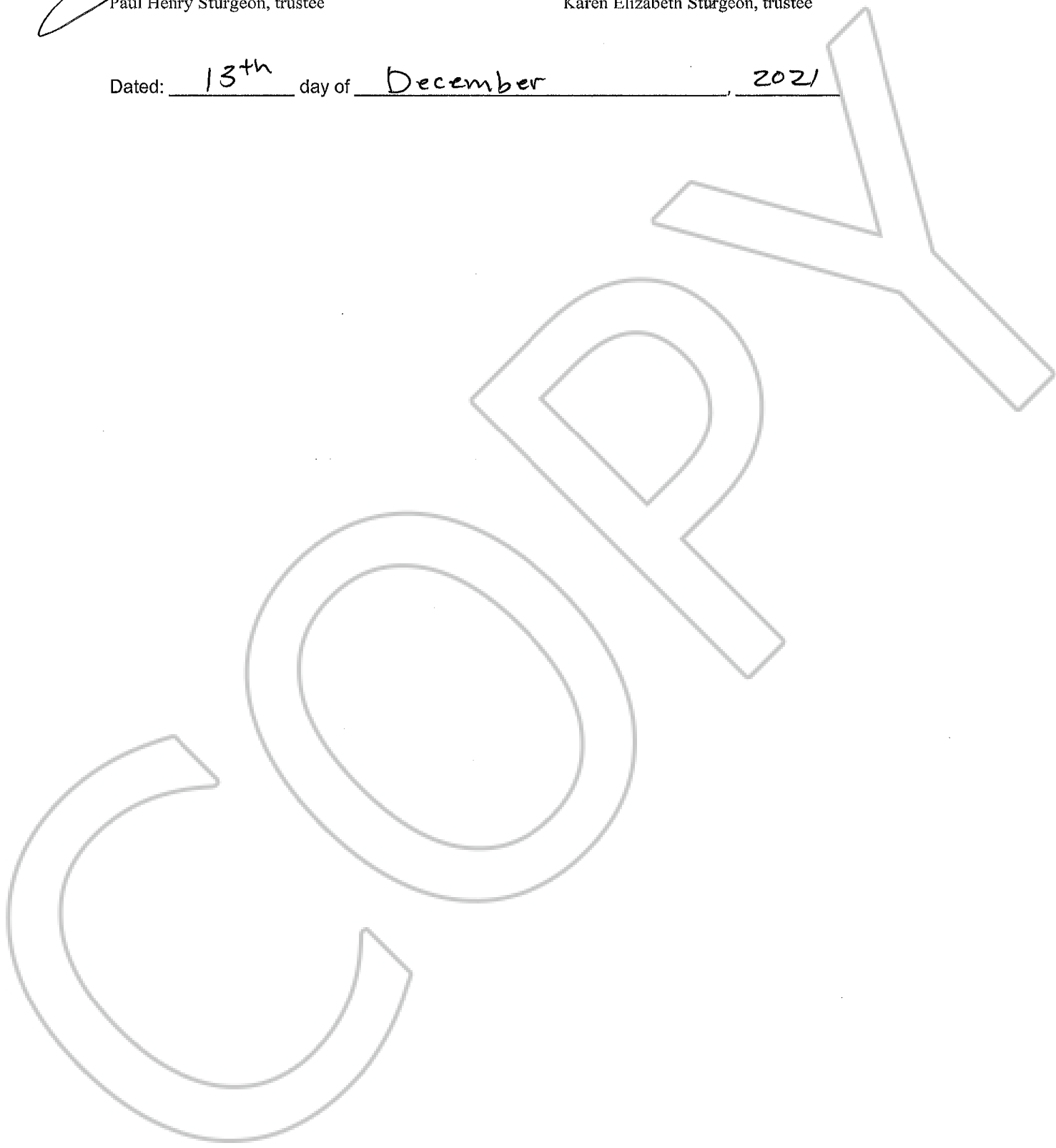
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise a appertaining.

Witness my hand this 13 day of December 2021.


Paul Henry Sturgeon, trustee


Karen Elizabeth Sturgeon, trustee

Dated: 13th day of December, 2021



State of Nevada

*See Attached for
Notary Certificate*

County of Douglas

This instrument was acknowledged before me on _____
(date)

by _____

(Signature of notarial officer)

COOPER

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 California

County of Kern

On December 13, 2021 before me, Susan M. Johnson, Notary Public
(Here insert name and title of the officer)

personally appeared Paul Henry Sturgeon and Karen Elizabeth Sturgeon

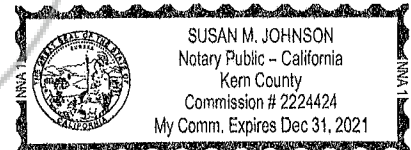
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

Susan M. Johnson
 Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Grant, Bargain, Sale Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 4 Document Date 12/13/2021

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

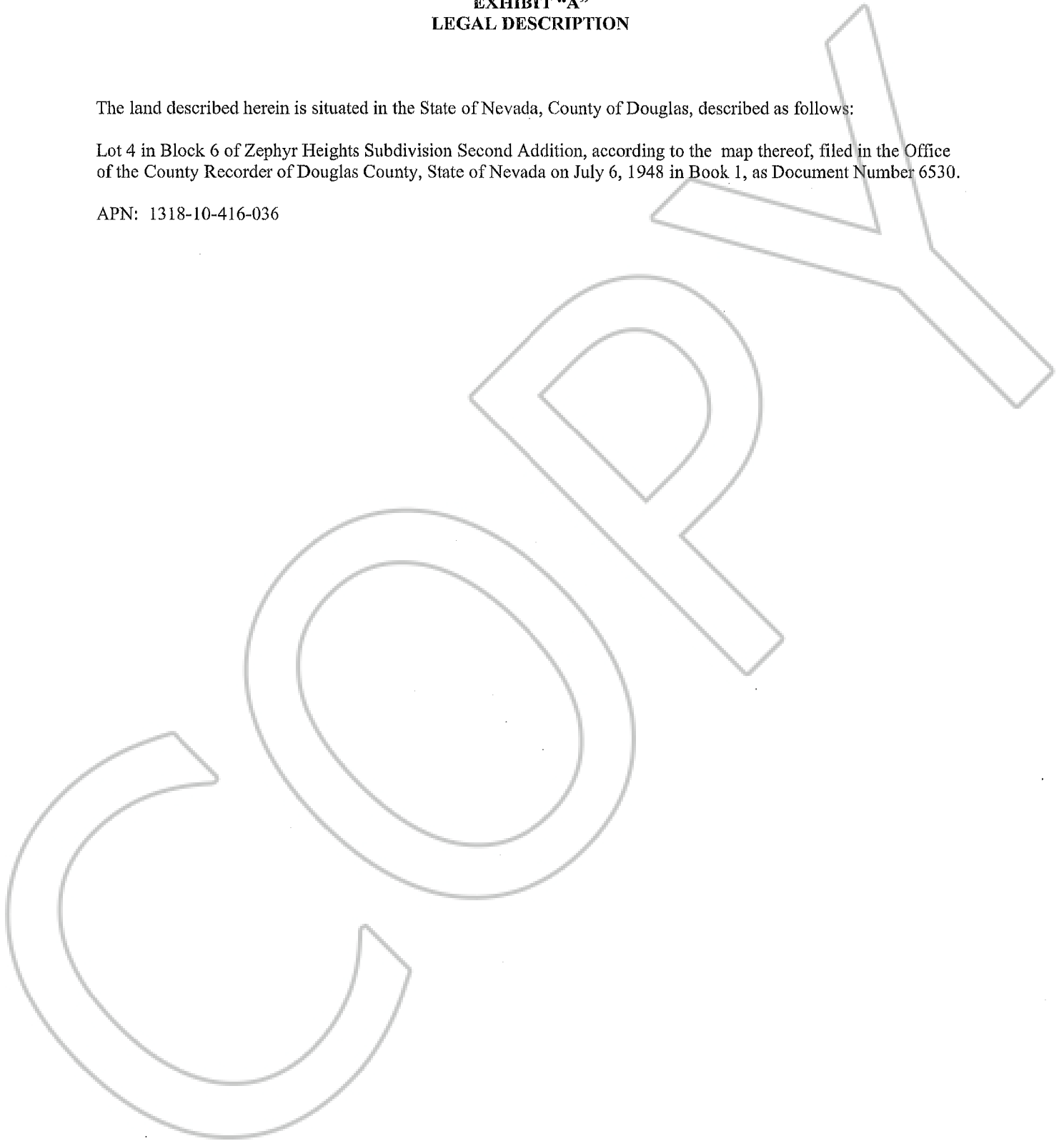
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they-, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of Nevada, County of Douglas, described as follows:

Lot 4 in Block 6 of Zephyr Heights Subdivision Second Addition, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada on July 6, 1948 in Book 1, as Document Number 6530.

APN: 1318-10-416-036



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-10-416-036
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	
<u>Trust Ok BC</u>	

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 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 # 07
 b. Explain Reason for Exemption: transfer out of a trust with no consideration

5. Partial Interest: Percentage being transferred: 100.0 %

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 ZACH HOFMANN Capacity agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Paul Henry & Karen Elizabeth Sturgeon *
 Address: 612 Alma Way
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Paul H & Karen E Sturgeon
 Address: 612 Alma Way
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: National Closing Solutions Escrow # 17-804233
 Address: 9087 Foothills Blvd #700
 City: Roseville State: CA Zip: 95747

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

* Trustees of the Paul and Karen Sturgeon Family Trust dated November 3, 1999