

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Toews Law Group, Inc.
1212 Marsh Street, Suite 3
San Luis Obispo, CA 93401

MAIL TAX STATEMENTS TO:

Brian Joseph Beetham and Cari Lea Beetham
P.O. Box 2731
Stateline, NV 89449

A.P.N. 1319-18-310-003

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged BRIAN BEETHAM and CARI BEETHAM, Husband And Wife As Community Property With Right Of Survivorship

hereby GRANTS to BRIAN JOSEPH BEETHAM and CARI LEA BEETHAM, Trustees of the BEETHAM FAMILY TRUST dated January 18, 2018

all that real property in the City of Stateline, County of Douglas, State of Nevada, described as follows:

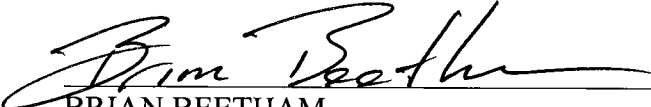
Lot 46 as shown on the Map of Kingsbury Village Unit No. 1, filed for record in the office of the County Recorder of Douglas County, Nevada on December 27, 1961 in Book 9, Page 792, as Document No. 19281, and as amended on July 10, 1963 in Book 18, Page 352, as Document 22952.

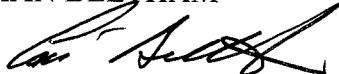
APN: 1319-18-310-003

The Grantor, for Grantor and their heirs, representatives and assigns, covenants with the Grantee and her heirs, representatives and assigns, that the Grantor warrants and will defend the title of the property against the lawful claims and demands of all persons.

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

Witness my hand this 11th day of February, 2022


BRIAN BEETHAM


CARI BEETHAM

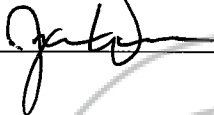
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

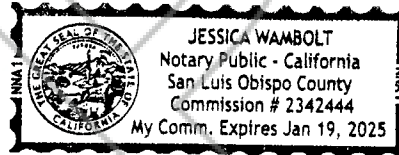
STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN LUIS OBISPO)

On February 11, 2022, before me, JESSICA WAMBOLT, a Notary Public, personally appeared BRIAN BEETHAM and CARI BEETHAM, 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 



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1319-18-310-003
- 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: <u>Trust ok - js</u>	

- 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 07
- b. Explain Reason for Exemption: Transfer without consideration to a trust

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 *Brian Beetham* Capacity Grantor

Signature *Cari Beetham* Capacity Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Brian Beetham and Cari Beetham
Address: P.O. Box 2731
City: State Line
State: Nevada Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Brian Joseph Beetham and Cari Lea Beetham, Trustees
Beetham Family Trust dated January 18, 2018
Address: P.O. Box 2731
City: State Line
State: Nevada Zip: 89449

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

Print Name: Toews Law Group, Inc. Escrow #: _____
Address: 1212 Marsh Street, Suite 3
City: San Luis Obispo State: CA Zip: 93401