



KAREN ELLISON, RECORDER

E07

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

111 ~~222~~ AD  
PARCEL NUMBER: 1418-34-~~222~~-039  
WHEN RECORDED RETURN TO:  
LYNN SURBER  
PO BOX 2276  
CASTRO VALLEY, California, 94546

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**GRANT DEED**

THE GRANTOR(S),  
- ANN PATTERSON LIVING TRUST, SUSAN STANFORD, Trustee,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants

to the GRANTEE(S):

- LYNN SURBER, 4674 HEYER AVENUE, CASTRO VALLEY, ALAMEDA County,  
California, 94546,

the following described real estate, situated in ZEPHYR COVE, in the County of DOUGLAS,  
State of Nevada:

(LEGAL DESCRIPTION): *See the attached Schedule A*

Description is as it appears in Document No. \_\_\_\_\_, Official Records,  
DOUGLAS County, Nevada.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions,

rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same.

Tax Parcel Number: 1418-34-<sup>111</sup>~~222~~-039 *AA*

Mail Tax Statements To:  
LYNN SURBER  
PO BOX 2276  
CASTRO VALLEY, California 94546

**Grantor Signatures:**

DATED: Feb. 18, 2022

*Susan Stanford, Trustee to Ann Patterson Living Trust*  
SUSAN STANFORD, Trustee on behalf of  
ANN PATTERSON LIVING TRUST  
25584 UNIVERSITY CT  
HAYWARD, California, 94542

A notary public or other officer completing this certificate verifies only the identity of the individual(s) 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 ALAMEDA

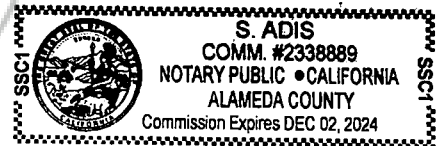
On Feb. 18, 2022 before me, S. Adis-Notary Public, personally appeared SUSAN STANFORD on behalf of ANN PATTERSON LIVING TRUST, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ 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.

S. Adis  
Signature of Notary Public

(Notary Seal)



1418-34-111-039

**EXHIBIT A**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 19, BLOCK 1, AS SHOWN ON THE OFFICIAL MAP OF CAVE ROCK VILLAGE SUBDIVISION, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON OCTOBER 5, 1953, AS DOCUMENT NO. 9223; THENCE FROM THE POINT OF COMMENCEMENT, NORTH 0°27'29" EAST A DISTANCE OF 60.00 FEET; THENCE ALONG THE SOUTH LINE OF LYONS AVENUE, NORTH 89°46'36" WEST A DISTANCE OF 120.25 FEET TO THE NORTHWEST CORNER OF LOT 17 IN BOOK 1, MAP ABOVE MENTIONED; THENCE LEAVING THE SOUTH LINE OF LYONS AVENUE, SOUTH 0°13'24" WEST A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED LOT 17; THENCE SOUTH 89°46'36" EAST A DISTANCE OF 120.00 FEET TO THE POINT OF COMMENCEMENT.

SAID PREMISES FURTHER SHOWN ON THE "REVERSION TO ACREAGE MAP OF LOTS 17,18,19 IN BLOCK 1, CAVE ROCK VILLAGE SUBDIVISION", FILED ON FEBRUARY 7,1974 AS DOCUMENT NO. 71561.

THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 7, 2002 IN BOOK 202, PAGE 2236 AS DOCUMENT NO. 534209.

Parcel ID: 1418-34-111-039

Per NRS 111.312, this legal description was previously recorded as Document No. 819767, in Book 313, Page 2582, on March 11, 2013, in the office of the Recorder of Douglas County, Nevada.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. 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

1. Assessor Parcel Number(s)  
 a) 1418-34-111-039  
 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: <u>3/14/22</u>	
NOTES: <u>David St. [Signature]</u>	

3. Total Value/Sales Price of Property: \$0.00 Without consideration  
 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 # 7  
 b. Explain Reason for Exemption: Ann Patterson died and transfers ownership interest to daughter, Lynn Surber, via Ann Patterson Living Trust

5. Partial Interest: Percentage being transferred: 100.00 %    Ann Patterson trust owns 20% of total

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 Ann Patterson, Trustee Capacity Trustee, for Ann Patterson Living Trust  
 Signature for Ann Patterson Living Trust Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: SUSAN STANFORD  
 Address: 25884 UNIVERSITY CT  
 City: HAYWARD  
 State: CA                      Zip: 94542

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: LYNN SURBER  
 Address: PO BOX 2276  
 City: CASTRO VALLEY  
 State: CA                      Zip: 94546

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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