

APN: 1318-23-810-018  
R.P.T.T.: \$0.00  
Exempt: (NRS 375.090, Section 7)



KAREN ELLISON, RECORDER

E07

**This Document Prepared By:**  
ROBERT E. JEPPSON, ESQ.  
2311 Lake Tahoe Blvd., Suite 9  
South Lake Tahoe, California 96150

**After Recording, Return and Mail Tax Statements To:**  
Daniel A. Joaquin and Karen A. Joaquin, as co-Trustees  
1251 Mount Rainier Drive  
South Lake Tahoe, CA 96150

**Send Subsequent Tax Bills To:**  
Daniel A. Joaquin and Karen A. Joaquin, as co-Trustees  
1251 Mount Rainier Drive  
South Lake Tahoe, CA 96150

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE WITNESSETH THAT,

**KAREN A. JOAQUIN, a married woman, as her separate property, the GRANTOR,**

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to:

**DANIEL A. JOAQUIN and KAREN A. JOAQUIN, as co-Trustees of THE JOAQUIN FAMILY LIVING TRUST DATED August 30, 2022, the GRANTEE,**

Whose mailing address is 1251 Mount Rainier Drive, South Lake Tahoe, CA 96150;

All of the following described real estate situated in the County of Douglas, State of Nevada:

Lot 20, in Block A, as shown on the Official Map of KINGSBURY MEADOWS SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, Nevada, on July 5, 1955, as file No. 10542.

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Per NRS 111.312 – The Legal Description appeared previously in that Gift Deed, recorded on July 8, 2022, as Document No. 2022-987103 in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: 194 Cottonwood Dr., Stateline, NV 89449.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

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

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 30 day of August, 2022

KAREN A. JOAQUIN

ACKNOWLEDGMENT

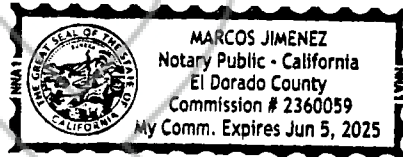
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF EL DORADO

On August 30, 2022, before me, Marcos Jimenez, a Notary Public, personally appeared **KAREN A. JOAQUIN**, 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.



Marcos Jimenez  
Notary Public Signature

Notary Public Seal

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):  
 a. 1318-23-810-018  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

|                                   |             |
|-----------------------------------|-------------|
| FOR RECORDER'S OPTIONAL USE ONLY  |             |
| Book: _____                       | Page: _____ |
| Date of Recording: _____          |             |
| Notes: <i>Verified Trust - OK</i> |             |

2. Type of Property:
- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex                    |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input type="checkbox"/> Comm'l/Ind'l                |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home                 |
| <input type="checkbox"/> Other: _____    |   |

3. a. Total Value /Sales Price of Property: **NO SALE**  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ ( 0.00 )  
 c. Transfer Tax Value: \$ 0.00  
 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: Transfer without consideration to a revocable, inter-vivos trust for the benefit of the grantor.

5 Partial Interest: Percentage being transferred: 100 %

The undersigned declare and acknowledge, 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: *[Signature]* Capacity: Grantor  
 Signature: *[Signature]* Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Karen A. Joaquin  
 Address: 1251 Mount Rainier Drive  
 City: South Lake Tahoe  
 State CA Zip: 96150

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Daniel A. Joaquin and Karen A. Joaquin  
 Address: Same as Grantor  
 City: Same as Grantor  
 State: Same as Grantor Zip: Same as Grantor

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 ROBERT E. JEPSON, ESQ.  
 Attorney at Law  
 Jeppson Law  
 2311 Lake Tahoe Blvd., Suite 9  
 South Lake Tahoe, California 96150