DOUGLAS COUNTY, NV

2022-992423

RPTT:\$0.00 Rec:\$40.00 \$40.00

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12/14/2022 02:17 PM

ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

E07

This document does not contain a social

APN: 1419-04-002-024

### RECORDING REQUESTED BY:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

### AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

# MAIL TAX STATEMENT TO:/GRANTEE:

SUSAN C. WILLIAMSON, Trustee JK & SC WILLIAMSON POWER OF APPOINTMENT TRUST 13 Bramblewood Court Danville, CA 94506

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

SUSAN C. WILLIAMSON, Trustee of THE JK & SC WILLIAMSON TRUST dated July 17, 2014,

For NO consideration, does hereby Grant, Bargain, Sell and Convey unto:

SUSAN C. WILLIAMSON as Trustee of the JK & SC WILLIAMSON POWER OF APPOINTMENT TRUST, dated July 17, 2014.

ALL her interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A", attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To:

- 1. Taxes for the Current fiscal year, paid current
- 2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Executed on this 1th day of December 2022, at Danville, A.

SUSAN C. WILLIAMSON as Trustee of
THE JK & SC WILLIAMSON TRUST

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 Contra Costa }

Subscribed and sworn to (or affirmed) before me on <u>December 1</u>, 2022, by SUSAN C. WILLIAMSON, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

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 Number (Seal)

DARCY L. ALEXANDER
Notary Public - California
Contra Costa County
Commission # 2394383
My Comm. Expires Mar 17, 2026

# **EXHIBIT "A"**

## Legal Description:

### Parcel 1

Lot 180 of CLEAR CREEK TAHOE-PHASE 1A & 1B, according to the map thereof, filed in the office of the County Recorder of Douglas County, state of Nevada, on November 18, 2016, as File No. 2016-890939. Official Records, as amended by Certificate of Amendment recorded January 23, 2017, as File No. 2017-893667, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 2018-915417, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 2018-915418.

### Parcel 2

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Clear Creek Tahoe, recorded September 27, 2016 as Document No. 2016-888265, Official Records. And Amendments thereto recorded as document numbers 890755, 902099 and 916465.

APN: 1419-04-002-024

Property Address: 144 Walton Toll Road, Carson City, NV 89705

STATE OF NEVADA	
DECLARATION OF VALUE	
1. Assessor Parcel Number(s) a) 1419-04-002-024	
b)	\ \
d)	\ \
W)	\ \
2. Type of Property:	\ \
a) Vacant Land b) Single Fam. Re	es.
")	FOR RECORDERS OPTIONAL USE ONLY
	BOOK PAGE
	DATE OF RECORDING:
5) H 1.51.12 41.14 17 17 17 17 17 17 17 17 17 17 17 17 17	NOTES: Verified Trust - js
i) Uther	
3. Total Value/Sales Price of Property:	
Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value:	\$ 0.00
Real Property Transfer Tax Due:	\$ 0.00
Real Froperty Transfer Tax 2 22	
4. If Exemption Claimed:	·
m c m r man NID C 275 000	Section # 7
<ul> <li>b. Explain Reason for Exemption: A transfer</li> </ul>	to/from a trust, made without consideration.
n in the second second	400 %
<ol><li>Partial Interest: Percentage being transferred: _</li></ol>	100 %
	negative of parium, pursuant to NRS 375,060 and NRS
The undersigned declares and acknowledges, under 375.110, that the information provided is correct to	penalty of perjury, pursuant to NRS 375.060 and NRS
	antiate the information midvided ligibili. Tuluicidios, ale
supported by documentation if cance upon to substi-	nption, or other determination of additional tax due, may
result in a penalty of 10% of the tax due plus interes	st at 1% per month.
Pursuant to NRS 375.030, the Buyer and Seller shall be jo	ointly and severally liable for any additional amount owed.
	Outside the Control of the
Signature	Capacity Grantor Kepresentativ
	Consider .
Signature	Capacity
GEVERN (CRANITOR) INFORMATION	BUYER (GRANTEE) INFORMATION
SELLER (GRANTOR) INFORMATION (REQUIRED)	(REQUIRED)
Susan C. Williamson, Trustee	Susan C. Williamson, Trustee
Print Name: JK & SC Williamson Trust	Print Name: JK & SC Williamson Power of Appointment Trust
Address: 13 Bramblewood Court	Address: 13 Bramblewood Court
City: Danville	City: Danville
State: CA Zip: 94506	State: CA Zip: 94506
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	Escrow #
Print Name: Anderson, Dorn & Rader, Ltd.	LOCIUW II
Address: 500 Damonte Ranch Pkwy, Suite 860 City: Repo State: N	NV Zip: 89521
City: Reno State: r	M MAY BE RECORDED/MICROFILMED)
/v	