

DOUGLAS COUNTY, NV

2022-992903

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

12/30/2022 11:14 AM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E07

WHEN RECORDED MAIL TO:

First American Exchange, Intermediary for Linda
Louise Massone and Kerry Lynn Cherney, Successor
Co-Trustees of the August and Marilyn Marty 2008
Revocable Trust 02/13/2008
3827 South Carson Street #194
Carson City, NV 89701

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2204623-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1420-27-810-034

R.P.T.T. 0

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Linda Louise Massone and Kerry Lynn Cherney, Successor
Co-Trustees of the August and Marilyn Marty 2008 Revocable Trust 02/13/2008

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Sycamore Tree Properties NV, LLC, a Nevada Limited Liability Company

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

SIGNED IN COUNTERPART

Linda Louise Massone and Kerry Lynn
Cherney, Successor Co-Trustees of the
August and Marilyn Marty 2008
Revocable Trust 02/13/2008

SIGNED IN COUNTERPART

Linda Louise Massone, Successor Co
Trustee

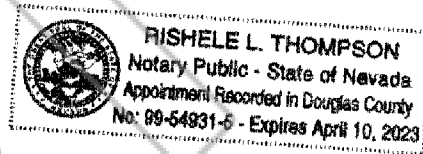
Kerry Lynn Cherney
Kerry Lynn Cherney, Successor Co-Trustee

STATE OF Nevada } ss:
COUNTY OF Douglas

This instrument was acknowledged before me on 12/14/2022
by Kerry Lynn Cherney only

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02204623.



Linda Louise Massone and Kerry Lynn
Cherney, Successor Co-Trustees of the
August and Marilyn Marty 2008
Revocable Trust 02/13/2008

SIGNED IN COUNTERPART

Linda Louise Massone
Linda Louise Massone, Successor Co
Trustee

Kerry Lynn Cherney, Successor Co-Trustee

STATE OF California } ss:
COUNTY OF San Joaquin

This instrument was acknowledged before me on, 12/19/2022
by Linda Louise Massone

See Attached Form
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02204623.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

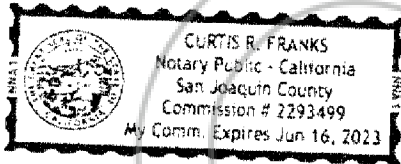
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Joaquin)
On Dec 19th 2022 before me, Curtis R. Franks, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Linda Louise Massone
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, bargain, Sale deed Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

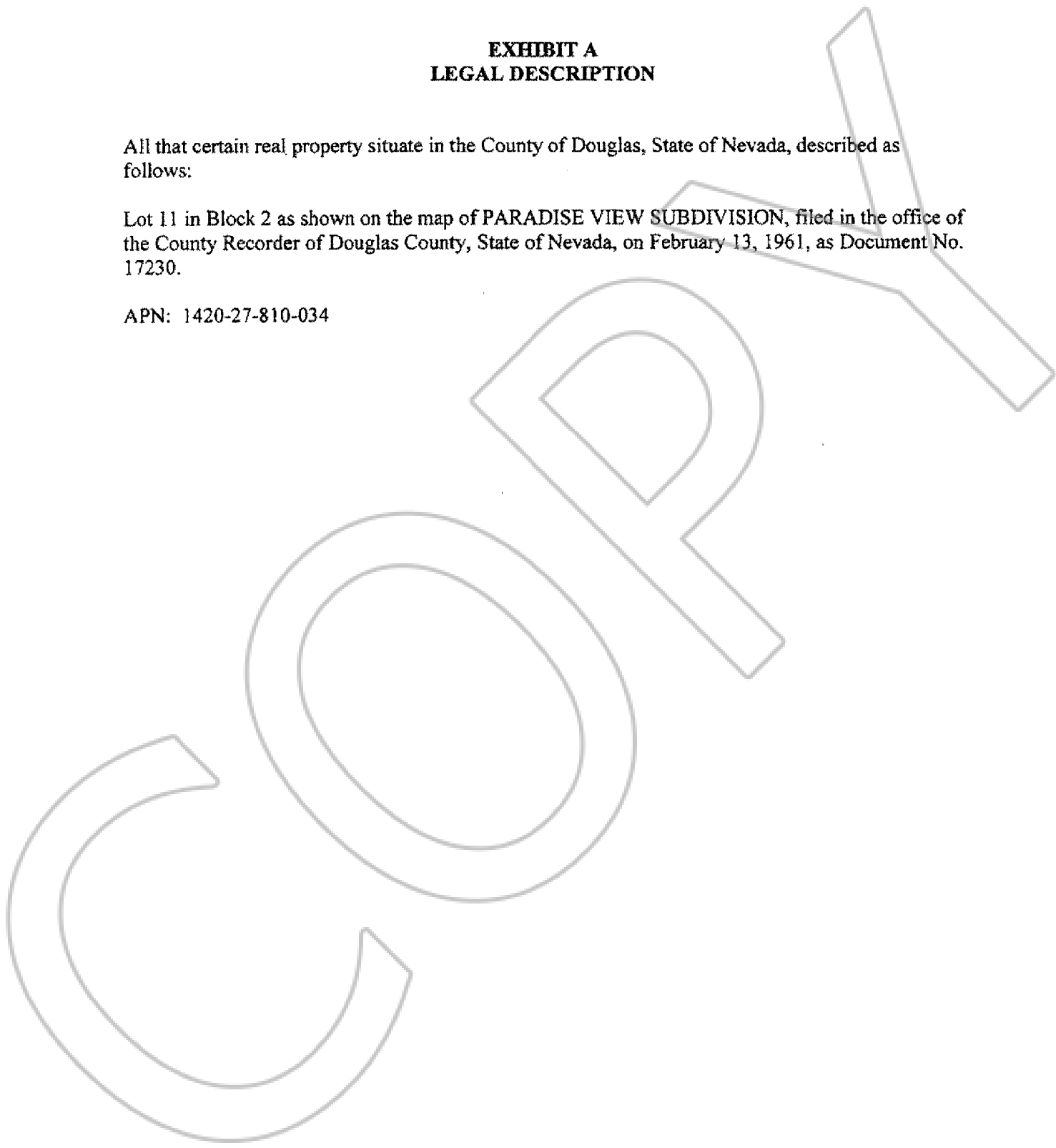
Escrow No. 2204623-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 11 in Block 2 as shown on the map of PARADISE VIEW SUBDIVISION, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 13, 1961, as Document No. 17230.

APN: 1420-27-810-034



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1420-27-810-034
- 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: Verified Trust - js

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$0
)
 Transfer Tax Value \$0
 Real Property Transfer Tax Due: \$0

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: Transfer out of trust without consideration

5. Partial Interest: Percentage being transferred: 100 %

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 Kerry Lynn Cherney Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Linda Louise Massone and Kerry Lynn Cherney, Successor Co-Trustees of the August and Marilyn Marty 2008 Revocable Trust 02/13/2008</u>	Print Name: <u>Sycamore Tree Properties NV, LLC, a Nevada Limited Liability Company</u>
Address: <u>3827 South Carson Street #194 Carson City, Nv 89701</u> City, State, Zip	Address: <u>3827 South Carson Street #194 Carson City, NV 89701</u> City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2204623-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410