

APN: 1318-23-811-039

GRANT, BARGAIN, AND SALE DEED

Grantor: Jennie Nguyen and Ryan Kearns, wife and husband, as Community Property

Grantee: Ryan Kaiichi Kearns and Jennie Nguyen, Trustees of the Kearns-Nguyen Family Trust, dated October 19, 2023.

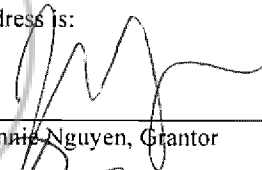
The undersigned grantor does hereby convey, grant, bargain, sell, and warrant all of their interest in this property to the above-named grantee the real property described below, which is located in the County of Douglas, State of Nevada. The property is more particularly described as follows:

SEE EXHIBIT A, ATTACHED HERETO.

The undersigned grantors, under penalties of perjury, declare that the actual consideration received for this conveyance was NIL.

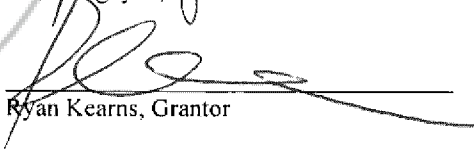
Date of this deed: October 19, 2023

Return document to and mail tax notice/bill to Grantee whose address is:
Kearns-Nguyen Family Trust
1408 Alvarado Avenue
Burlingame, California 94010



Jennie Nguyen, Grantor

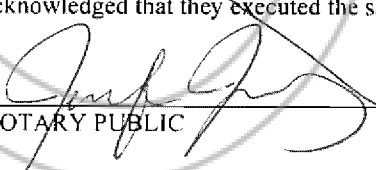
STATE OF)
) ss.
COUNTY OF)



Ryan Kearns, Grantor

On October 19, 2023 personally appeared before me, a Notary Public, Jennie Nguyen and Ryan Kearns, proven to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the same.

See attached California Notary Acknowledgment



NOTARY PUBLIC

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 Contra Costa

On October 19, 2023 before me, Jennifer Jaynes
(insert name and title of the officer)

personally appeared Jennie Nguyen and Ryan Kearns,
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  (Seal)



JENNIFER JAYNES
Notary Public - California
Contra Costa County
Commission # 2409215
My Comm. Expires Jul 24, 2026

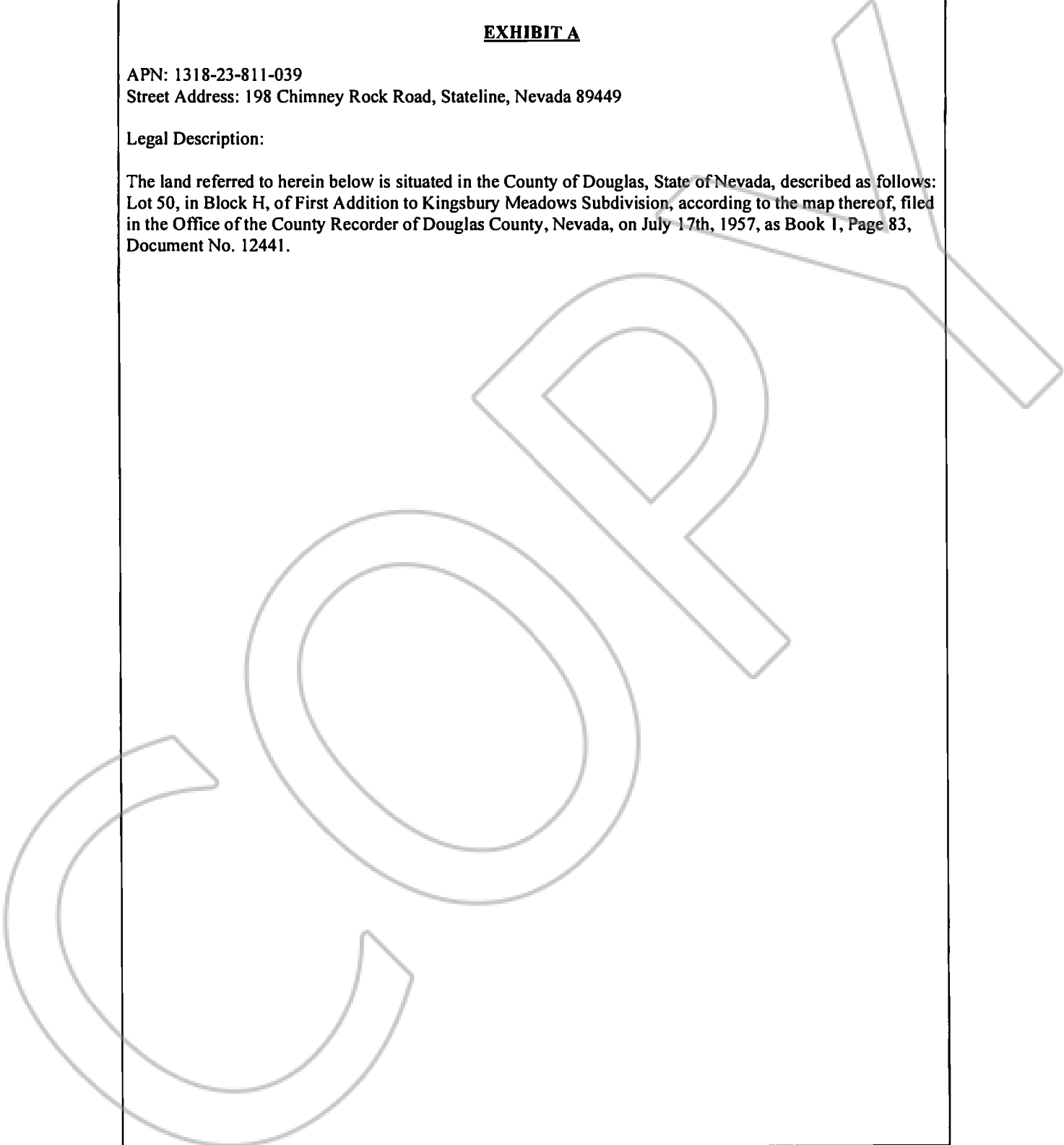
EXHIBIT A

APN: 1318-23-811-039

Street Address: 198 Chimney Rock Road, Stateline, Nevada 89449

Legal Description:

The land referred to herein below is situated in the County of Douglas, State of Nevada, described as follows: Lot 50, in Block H, of First Addition to Kingsbury Meadows Subdivision, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on July 17th, 1957, as Book 1, Page 83, Document No. 12441.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-23-811-039
 b. _____
 c. _____
 d. _____

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 | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - js</u>	

- 3.a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer into trust without consideration

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 [Signature] Capacity: Attorney
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jennie Nguyen and Ryan Kearns
 Address: 2263 Muratura Way
 City: El Dorado Hills
 State: CA Zip: 95762

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kearns-Nguyen Family Trust
 Address: 1408 Alvarado Avenue
 City: Burlingame
 State: CA Zip: 94010

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

Print Name: Michael Cahill
 Address: 7371 Prairie Falcon Rd. #120
 City: Las Vegas

Escrow # _____
 State: NV Zip: 89128