

APN: 1220-10-710-006



00174960202310023990060060

SHAWNYNE GARREN, RECORDER

E07

After Recording, Mail to:

Claire M. Armintrout
238 Wheelock Rd.
Watsonville, CA 95076

Mail Tax Statements to:

Same as above

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

APN 1220-10-710-006 (1530 Glenwood Drive, Gardnerville, Nevada)

TRUST TRANSFER DEED

CLAIRE M. ARMINTROUT and KENNETH C. GEBHART, Co-Trustees of Trust A under the Charles V. Gebhart and Murary R. Gebhart Trust Agreement dated December 7, 1989, Grantor, hereby grants to CLAIRE M. ARMINTROUT, Trustee of the AB&C Trust dated May 7, 1998, Grantee, the following described real property in the County of Douglas, State of Nevada:

An undivided Fifty-Eight Percent (58%) fee title interest in the following described property:

Lot 44, as sshown on the Map of Country Club Estates, filed in the Office of the County Recorder on July 17, 1967, as Document No. 37147, Official Records of Douglas County, State of Nevada.

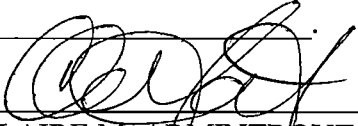
APN 1220-10-710-006

Per NRS 111.312, this legal description was previously recorded at Document No. 0654303 in Book 0905 at Pages 1471-1472, on September 6, 2005.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part.

IN WITNESS WHEREOF, the party of the first part has executed this conveyance on


CLAIRE M. ARMINTROUT, Co-Trustee of
Trust A under the Charles V. Gebhart And
Muray R. Gebhart Trust Agreement dated
December 7, 1989

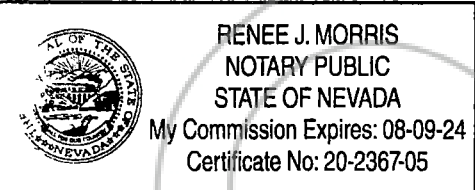
Signed in Counterpart
KENNETH C. GEBHART, Co-Trustee of
Trust A under the Charles V. Gebhart And
Muray R. Gebhart Trust Agreement dated
December 7, 1989

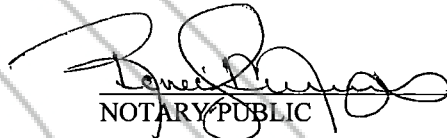
ACKNOWLEDGMENT

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on November 14, 2023, by CLAIRE M. ARMINTROUT.

WITNESS my hand and official seal.

Seal 


NOTARY PUBLIC

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)
 : ss.
COUNTY OF YOLO)

This instrument was acknowledged before me on _____, 2023, by
KENNETH C. GEBHART.


WITNESS my hand and official seal.

Seal

NOTARY PUBLIC

IN WITNESS WHEREOF, the party of the first part has executed this conveyance on 11/15/2023.

Signed in Counterpart
CLAIRE M. ARMINTROUT, Co-Trustee of Trust A under the Charles V. Gebhart And Muray R. Gebhart Trust Agreement dated December 7, 1989


KENNETH C. GEBHART, Co-Trustee of Trust A under the Charles V. Gebhart And Muray R. Gebhart Trust Agreement dated December 7, 1989

ACKNOWLEDGMENT

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on November 14, 2023, by CLAIRE M. ARMINTROUT.

WITNESS my hand and official seal.

Seal

NOTARY PUBLIC

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)
 : ss.
COUNTY OF YOLO)

This instrument was acknowledged before me on _____, 2023, by KENNETH C. GEBHART.

WITNESS my hand and official seal.

Seal

see attached CA Notary

NOTARY PUBLIC

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

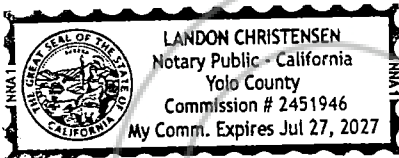
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Yolo }

On November 15, 2023 before me, Landon Christensen, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Kenneth C Gebhart
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 and/or Stamp Above

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: Trust Transfer Deed
Document Date: 11/15/2023 Number of Pages: 2
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: _____

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-10-710-006
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	<u>11/16/23</u>
Notes:	<u>Grantor Trust or ^ AS</u>

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 _____

3. Total Value/Sales Price of Property:

\$ -0-

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: 7
- b. Explain Reason for Exemption: This is a transfer of property from a trust without consideration, and a copy of the Certificate of Trust is presented herewith.

5. Partial Interest: Percentage being transferred: 58 %

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 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: Capacity: Grantor

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION (Required)

Print Name: Claire M. Armintrout and Kenneth C. Gebhart
, Co-Trustees

Address: 320-I Street

City/State/Zip: Davis, CA 95616

BUYER (GRANTEE) INFORMATION (Required)

Print Name: Claire M. Armintrout, Trustee

Address: 238 Wheelock Rd.

City/State/Zip: Watsonville, CA 95076

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# _____

Address: P.O. Box 1987

City: Minden State: NV Zip: 89423

**STATE OF NEVADA
DECLARATION OF VALUE**

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- b) _____
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- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: 11/16/23

Notes: Trust OR LTR

3. Total Value/Sales Price of Property:

\$ -0-

Deed in Lieu of Foreclosure Only (value of property): \$ -0-

Transfer Tax Value: \$ -0-

Real Property Transfer Tax Due: \$ -0-

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Print Name: Law Office of Karen L. Winters Esc.# _____

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