



RECORDING REQUESTED BY:

SHAWNYNE GARREN, RECORDER E07

JAMIE M. LEWIS
6127 Corte Padre
Pleasanton, CA 94566

RPTT: \$0.00

APN: 1318-10-310-038

GRANT, BARGAIN AND SALE DEED

CHRISTINE SIMPSON BRENT, TRUSTEE of the Living Trust of Betty Cockerill Lewis U/A dated May 26, 2000, as amended (the "*Trust*"), in distribution of property from the Trust to its beneficiary and for no consideration, does hereby Grant, Bargain, Sell and Convey to JAMIE M. LEWIS, a single person, **84.20%** of the right, title and interest in the real property commonly known as 736 Cedar Street, Zephyr Cove, Douglas County, Nevada, more particularly described as follows:

Lot 13 in Block "B" of Zephyr Cove Property in Section 10, Township 13 North, Range 18 East, M.D.B.&M., as delineated on that certain map entitled "Amended Map of Zephyr Cove Property in Section 10, Township 13 North, Range 18 East", which was filed for record August 5, 1929 with Josephine Klotz, County Recorder, Douglas County, Nevada, after being approved by the Board of County Commissioners of Douglas County, Nevada, on the same day.

Together with all and singular, the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

SUBJECT TO, all easements, restrictions, conditions, covenants, rights, rights of way and reservations of record, if any.

The conveyance of this property is made "as is, where is, and with all faults", without any representations or warranties as to the physical condition of the property or suitability of the property for the transferee's intended purpose.

Dated: Feb. 17, 2023.

CHRISTINE SIMPSON BRENT,
TRUSTEE of the Living Trust of Betty
Cockerill Lewis U/A dated May 26,
2000, as amended

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 Marin

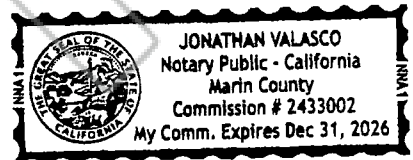
On 2/17/23 before me, Jonathan Valasco Notary Public
(insert name and title of the officer)

personally appeared Christine Simpson Brent,
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] (Seal)



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-10-310-038
 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: <u>3/1/23</u>	
NOTES: <u>Trust ok. AS</u>	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 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 of title from a trust WITHOUT CONSIDERATION.
A copy of the trust agreement is attached.

5. Partial Interest: Percentage being transferred: 84.20 %

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 Christine Simpson Brent Capacity _____ Grantor

Signature Jamie M. Lewis Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Christine Simpson Brent, Trustee
 Address: 93 Via Los Altos
 City: Tiburon
 State: CA Zip: 94920

Print Name: Jamie M. Lewis
 Address: 6127 Corte Padre
 City: Pleasanton
 State: CA Zip: 94566

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____