

DOUGLAS COUNTY, NV

2023-995446

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

04/11/2023 09:48 AM

ANDERSON YAZDI HWANG MINTON + HORN LLP

SHAWNYNE GARREN, RECORDER

E07

APN: 1320-04-001-008

R.P.T.T.: \$0.00

Exempt: (NRS 375.090, Section 7)

RECORDING REQUESTED BY:

ANDERSON YAZDI
HWANG MINTON + HORN LLP

AFTER RECORDING MAIL TO:

ANDERSON YAZDI
Steven D. Anderson, Esq.
350 Primrose Road
Burlingame, CA 94010

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
Claudette D. Vogel, Trustee
2922 Comistas Drive
Walnut Creek, CA 94598-4554

The undersigned Grantor declares:

**REAL PROPERTY TRANSFER TAX is \$ -0-
NO CONSIDERATION**

This conveyance is a transfer of title made without consideration to or from a trust and is not pursuant to sale, and is therefore exempt pursuant to NRS 375.090 (7).

GRANT, BARGAIN, AND SALE DEED

TITLE OF DOCUMENT

CLAUDETTE D. VOGEL, Trustee of THE VOGEL FAMILY TRUST under agreement dated October 25, 2016, (herein, "Grantor"), hereby GRANTS, BARGAINS, SELLS AND CONVEYS to:

CLAUDETTE D. VOGEL, as Trustee of THE CLAUDETTE D. VOGEL TRUST under agreement dated October 25, 2016, an undivided sixty percent (60%) interest; and

CLAUDETTE D. VOGEL, as Trustee of the BYPASS TRUST under THE VOGEL FAMILY TRUST dated October 25, 2016, an undivided forty percent (40%) interest

(herein, collectively, "Grantee")

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

Lot 12, in Block E as shown on the Official Map of Carson Valley Business Park Phase 1, recorded in the Office of the Douglas County Recorder, State of Nevada on September 21, 1993 in Book 993 at Page 3579 as File No. 318019, Official Records.

MORE commonly known as: **2589 Wildhorse Drive**
Minden, Nevada 89423
APN: 1320-04-001-008

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

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

Dated: April 5, 2023

GRANTOR:

Claudette D. Vogel
CLAUDETTE D. VOGEL, Trustee of THE VOGEL
FAMILY TRUST under agreement dated October 25,
2016

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.

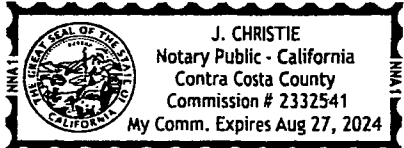
STATE OF CALIFORNIA }
COUNTY OF Contra Costa } ss.

On April 5, 2023, before me, J. Christie, Notary Public, personally appeared CLAUDETTE D. VOGEL, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is) 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 J. Christie (SEAL)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 1320-04-001-008 _____
- 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
- Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: 4/11/23 Trust Ok~A.B.	

3.a. Total Value/Sales Price of Property

\$ 0.00

b. Deed in Lieu of Foreclosure Only (value of property (_____)

c. Transfer Tax Value: \$ 0.00

d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transfer of title to 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 Claudette D. Vogel Capacity: Trustee

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Claudette D. Vogel, Trustee
Address: 2922 Comistas Drive
City: Walnut Creek
State: CA Zip: 94598

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Claudette D. Vogel, Trustee
Address: 2922 Comistas Drive
City: Walnut Creek
State: CA Zip: 94598

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

Print Name: Anderson Yazdi et. al.
Address: 350 Primrose Road
City: Burlingame

Escrow # N/A
State: CA Zip: 94010

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED