

APN: 1420-34-811-003

Recording requested by and when recorded return to:

MICHAEL S. GREGG, ESQ.  
6900 S. McCarran Blvd., Suite 2040  
Reno, Nevada 89509

Send Tax Statements To:  
DANIEL R. MARTINEZ, Trustee  
KATHLEEN M. MARTINEZ, Trustee  
1565 Shirley St.,  
Minden, Nevada 89423

Property address:  
1565 Shirley St., Minden, Nevada 89423

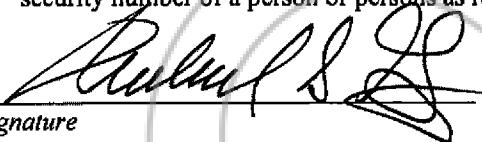
Please complete Affirmation Statement below:

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law: \_\_\_\_\_

(State specific law)



Signature

Michael S. Gregg, Esq.

Print name

Attorney

Title

### GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DANIEL R. MARTINEZ and KATHLEEN M. MARTINEZ, husband and wife  
as joint tenants

do hereby *GRANT, BARGAIN, SELL and CONVEY* to

DANIEL R. MARTINEZ and/or KATHLEEN M. MARTINEZ, Trustees, or their  
successor(s) in trust, under the MARTINEZ FAMILY TRUST DATED APRIL 24, 2023,  
and any amendments thereto.

all their right, title and interest in and to the real property situate in the County of Douglas, State of Nevada, described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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

Dated: April 24, 2023

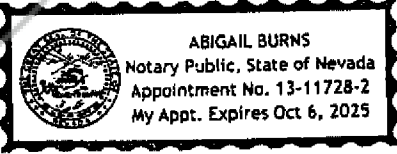
  
DANIEL R. MARTINEZ

  
KATHLEEN M. MARTINEZ

STATE OF NEVADA                                    )  
  ) SS:  
COUNTY OF WASHOE                            )

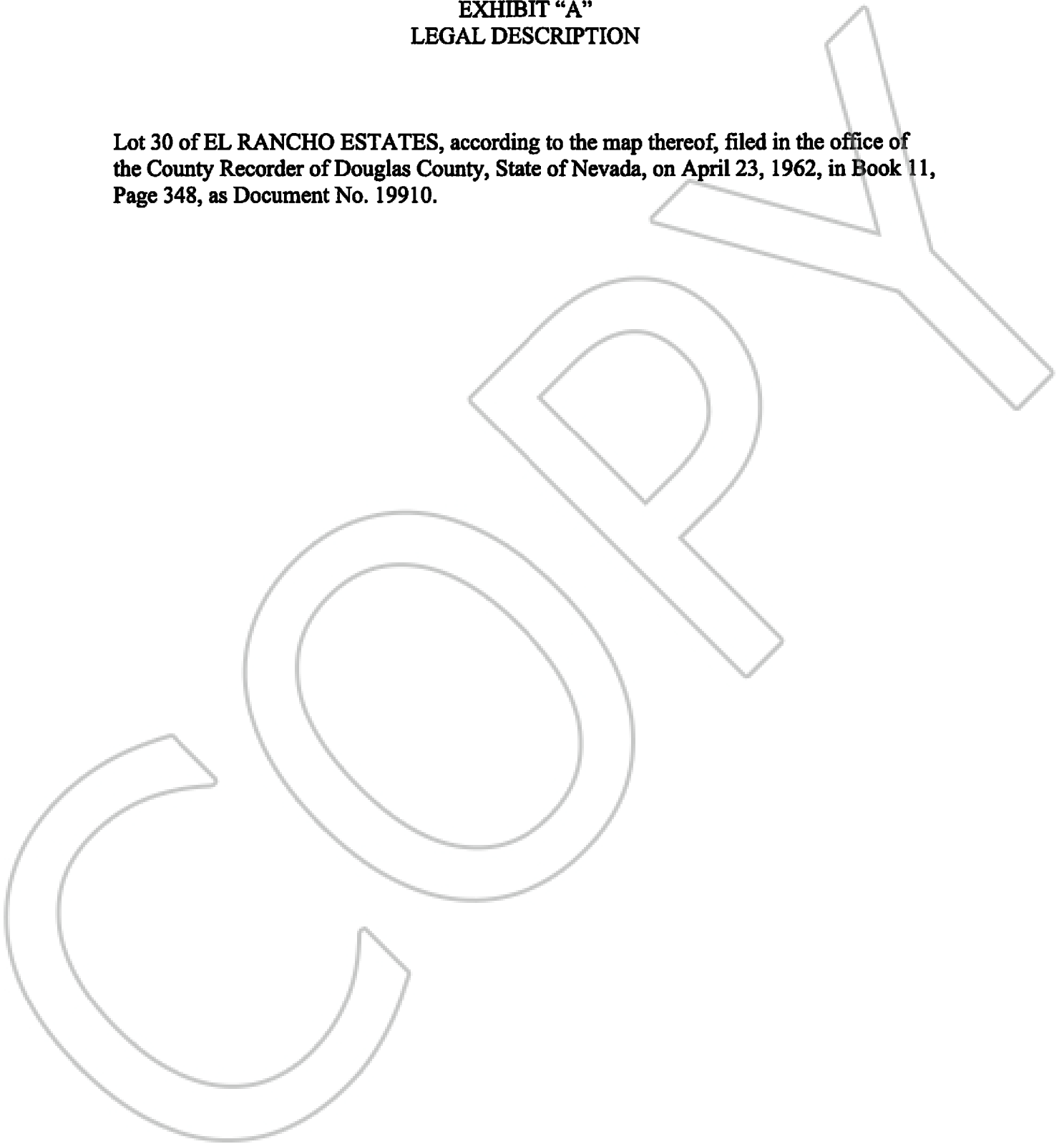
This instrument was acknowledged before me on April 24, 2023, by DANIEL R. MARTINEZ and KATHLEEN M. MARTINEZ.

  
Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Lot 30 of EL RANCHO ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 23, 1962, in Book 11, Page 348, as Document No. 19910.**



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-34-811-003  
 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: 4/26/23 Trust Ok~A.B

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 to a trust. Transfer is 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 \_\_\_\_\_ Grantor

Signature [Signature] Capacity \_\_\_\_\_ Grantor

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Daniel R. & Kathleen M. Martinez  
 Address: 1565 Shirley St.  
 City: Minden  
 State: Nevada Zip: 89423

Print Name: Daniel R. & Kathleen M. Martinez, Trustees  
 Address: 1565 Shirley St.  
 City: Minden  
 State: Nevada Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Michael S. Gregg, a Professional Corporation Escrow # N/A  
 Address: 6900 S. McCarran Blvd., Suite 2040  
 City: Reno State: Nevada Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)