

RECORDING REQUESTED BY:

CHAD BION YATES

WHEN RECORDED MAIL TO:

BECK & YATES
A PROFESSIONAL LAW CORPORATION
P.O. Box 1252
Modesto, CA 95353

MAIL TAX STATEMENTS TO:

LYNNE ANN GABBA, Trustee
31399 Combs Road
Escalon, CA 95320

DOUGLAS COUNTY, NV

2023-996693

Rec:\$40.00

05/22/2023 02:34 PM

Total:\$40.00

BECK & YATES

Pgs=3



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SHAWNYNE GARREN, RECORDER

E07

Space Above this Line for Recorder's Use

APN: 1420-29-712-003

GRANT DEED

The undersigned grantor declares:

Documentary transfer tax is \$NONE – Exempt under NRS 375.090, Section # 7.

Transfer to grantor's revocable living trust.

- () COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
- () COMPUTED ON FULL VALUE LESS VALUE OF LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.
- (X) UNINCORPORATED AREA: COUNTY OF DOUGLAS () CITY OF MINDEN, AND

**Exempt under Cal. Rev. & Tax. Code § 11930. No documentary transfer tax due.*

**Exempt under Cal. Rev. & Tax. Code § 62(d). No reassessment. Transfer from Trustor to Trustee.*

FOR NO CONSIDERATION, DONNA HOPE DUNN, a widow, hereby GRANTS to LYNNE ANN GABBA, Trustee of the DONNA H. DUNN 2023 REVOCABLE TRUST dated May 15, 2023, the following described real property situate in the unincorporated area of the County of Douglas, State of Nevada:

Lot 58, in Block F as shown on the Final Map #98-045-3 of SARATOGA SPRINGS ESTATES UNIT NO. III, A Planned Unit Development, recorded in the Office of the County Recorder of Douglas County, Nevada, on June 23, 1998, in Book 698, Page 5063, as Document No. 442616.

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

[End of legal description]

Commonly known as 1175 Del Mesa Court, Minden, NV 89423
A.P.N. 1420-29-712-003

Dated: May 19, 2023

DONNA HOPE DUNN

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 to the truthfulness, accuracy, or validity of that document.

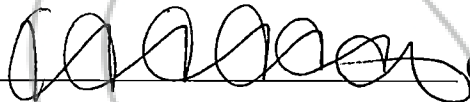
State of California)
County of San Joaquin)

On May 19, 2023, before me, K. C. Lucero, Notary Public, personally appeared DONNA HOPE DUNN, 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.

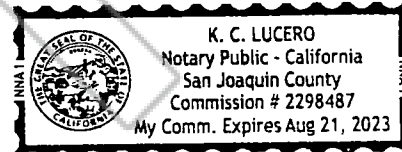
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-29-712-003
 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: <u>Verified Trust</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 real property into grantor's revocable living trust without consideration.

5. Partial Interest: Percentage being transferred: 100.0%

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 Donna Hope Dunn Capacity Grantor

Signature Lynne Ann Gabba Capacity Grantee (Trustee)

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: DONNA HOPE DUNN
 Address: 2408 Matthew Lane
 City: Escalon
 State: CA Zip: 95320

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: LYNNE ANN GABBA, Trustee of the Donna H. Dunn 2023 Revocable Trust dated May 15, 2023
 Address: 31399 Combs Road
 City: Escalon
 State: CA Zip: 95320

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Chad Bion Yates - BECK & YATES Escrow # n/a
 Address: 1211 L Street
 City: Modesto State: CA Zip: 95354

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