

APN # 1220-22-310-043

RECORDING REQUESTED BY  
DAVID T. HORNSBY



SHAWNYNE GARREN, RECORDER E07

AND WHEN RECORDED MAIL TO:

DAVID T. HORNSBY, ESQ.  
800 S. BROADWAY, SUITE 301  
WALNUT CREEK, CA. 94596

MAIL TAX STATEMENTS TO:  
NICOLE BARGER  
924 Redwood Drive  
Danville, CA 94506

-----SPACE ABOVE THIS LINE FOR RECORDERS USE-----

### GRANT BARGAIN AND SALE DEED

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Documentary tax is \$ 00.00. No Consideration. THE TRANSFER IS TO A TRUST FOR THE BENEFIT OF THE GRANTOR/GRANTEE AND NOT PURSUANT TO A SALE.

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

NICOLE BARGER, a widow

hereby GRANT, BARGAIN AND SELL TO

NICOLE BARGER, Trustee of the AARON W. BARGER and NICOLE BARGER LIVING TRUST dated February 13, 2002, *as amended and restated on July 18, 2014.*

LOT 632, as shown on the map of Gardnerville Ranchos Unit No. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, as Document No. 72456

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.

Dated: JUNE 15, 2023

\_\_\_\_\_  
NICOLE BARGER

**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.

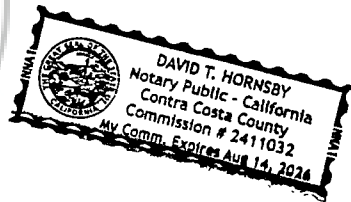
State of California        )  
County of Contra Costa    )

On JUNE 15, 2023 before me, DAVID T. HORNSBY, notary public, personally appeared NICOLE BARGER 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) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-22-310-043  
 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 - 9</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: \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: No consideration. The Transfer is to a trust for the benefit of teh Grantor/Grantee and not pursuant to a sale

5. Partial Interest: Percentage being transferred: 100.00 %

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/Grantee  
 Signature \_\_\_\_\_ Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Nicole Barger  
 Address: 924 Redwood Drive  
 City: Danville  
 State: CA Zip: 94506

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Nicole Barger, Trustee of the Aaron W. Barger and  
 Address: Nicole Barger Living Trust  
 City: 924 Redwood Drive, Danville  
 State: CA Zip: 94506

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: David T. Hornsby, Esq. Escrow # \_\_\_\_\_  
 Address: 800 South Broadway, Ste 301  
 City: Walnut Creek State: CA Zip: 94506

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