

DOUGLAS COUNTY, NV **2023-998636**
RPTT:\$4258.80 Rec:\$40.00
\$4,298.80 Pgs=3 07/17/2023 03:19 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1318-23-217-003
R.P.T.T.: \$4,258.80
Escrow No.: 23035457-DR
When Recorded Return To:
Alvarez Revocable Trust Dated January
24th 2002
2455 Naglee Road #276
Tracy, CA 95304

Mail Tax Statements to:
Alvarez Revocable Trust Dated January
24th 2002
2455 Naglee Road #276
Tracy, CA 95304

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Matthew W. Beaghley and Sina M. Beaghley, as Co-Trustees of The SMB Family Trust, UA dated March 21, 2022

do(es) hereby Grant, Bargain, Sell and Convey to

Hernan Alex Alvarez and Dannie Lee Alvarez, Trustees of The Alvarez Revocable Trust Dated January 24th 2002

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

Lot 7-A, of Official Map of Lake Village, Phase 2B, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on December 28th, 1971, as Document No. 56076.

Assessors Parcel No.: 1318-23-217-003

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 13th day of July, 2023.

The SMB Family Trust, UA dated March 21, 2022

BY: [Signature]
Matthew W. Beaghley, Co-Trustee

BY: [Signature]
Sina M. Beaghley, Co-Trustee

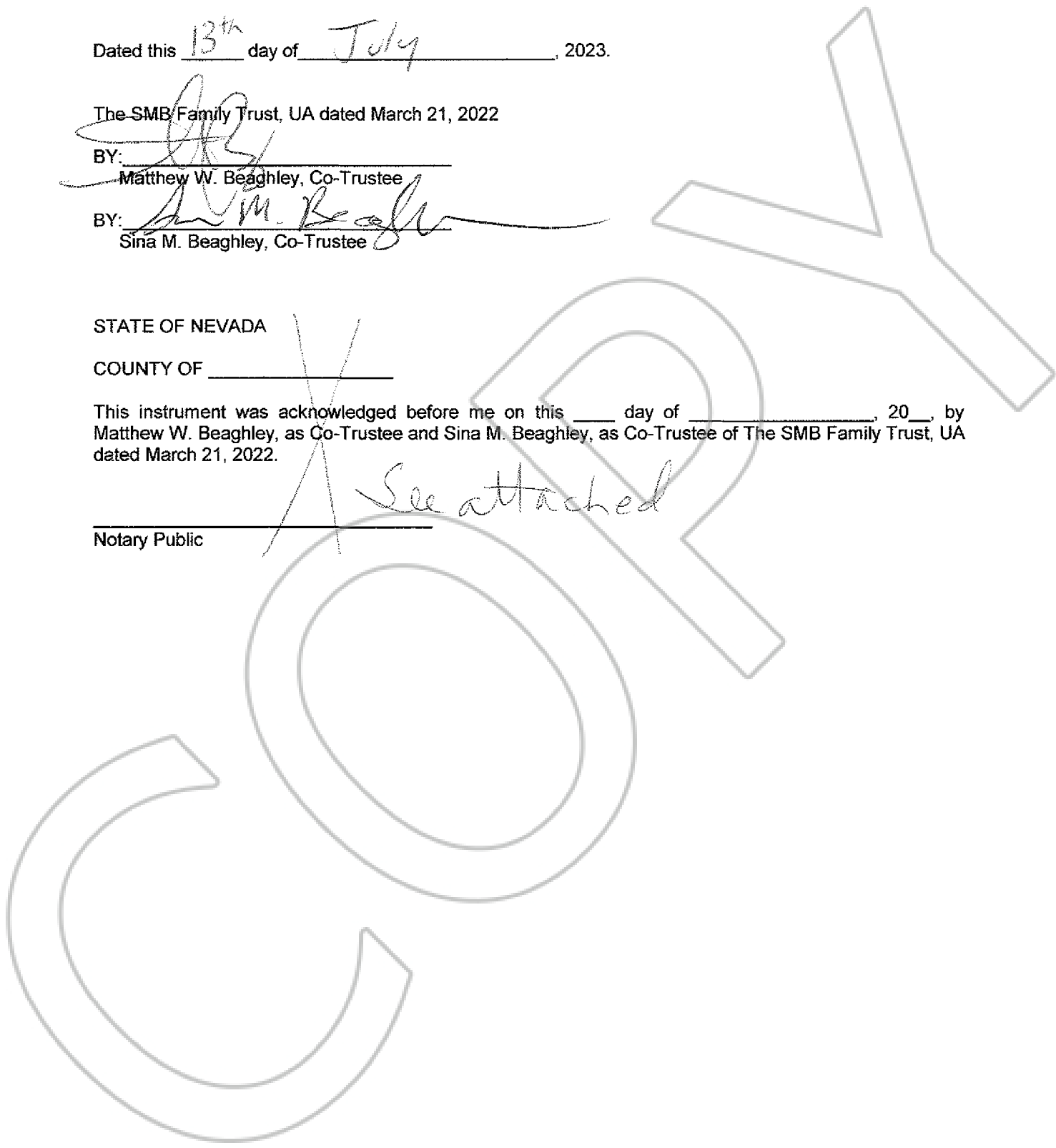
STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20__, by Matthew W. Beaghley, as Co-Trustee and Sina M. Beaghley, as Co-Trustee of The SMB Family Trust, UA dated March 21, 2022.

See attached

Notary Public



CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 San Diego

On JULY 13, 2023 before me, Anne-Marie Penkala Notary Public
(Here insert name and title of the officer)

personally appeared MATTHEW W. BEAGHLEY AND SINA M. BEAGHLEY

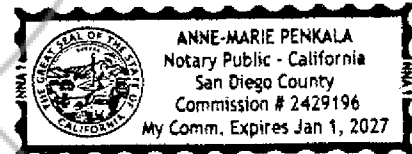
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

Anne Marie Penkala
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ - is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

GRANT, BARGAIN, SALE DEED

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 7/13/2023

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- _____ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-23-217-003
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$1,092,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,092,000.00
 d. Real Property Transfer Tax Due: \$4,258.80

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

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 the 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: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Matthew W. Beaghley and Sina M. Beaghley, as Co-Trustees of The SMB Family Trust, UA dated March 21, 2022
 Print Name: _____
 Address: 1994 Titus Street
 City: San Diego
 State: CA Zip: 92110

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Hernan Alex Alvarez and Dannie Lee Alvarez, Trustees of The Alvarez Revocable Trust Dated January 24th
 Print Name: 2002
 Address: 2455 Naglee Road #276
 City: Tracy
 State: California Zip: 95304

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23035457-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703