



SHAWNYNE GARREN, RECORDER E07

APN: 1419-26-311-026  
R.P.T.T.: \$0.00  
Exempt: (NRS 375.090, Section 7)  
**This Document Prepared By:**  
PATRICK ETCHBEHERE  
Etchebehere Law Group  
7250 Redwood Boulevard, Ste 380  
Novato, California 94945  
(415) 250-7104  
**After Recording, Return and  
Mail Tax Statements To:**  
Joan Beck, as co-Trustees  
PO Box 1254.  
Genoa, NV 89411

**Send Subsequent Tax Bills To:**  
Joan Beck, as co-Trustees  
PO Box 1254.  
Genoa, NV. 89411  
Phone: (925) 699-6201

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

JOAN BECK, an unmarried woman,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to:

JOAN BECK and PAUL LEE BECK, JR. AND/OR CHRISTINA MARIE BECK, as co-Trustees of THE 2003 BECK FAMILY TRUST, dated October 9, 2003, the GRANTEE,

Whose mailing address is PO Box 1254. Genoa, NV. 89411;

All of the following described real estate situated in the County of Douglas, State of NV:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 – The Legal Description appeared previously in the Grant, bargain, Sale, Deed, recorded on 8/12/22, as Document No. 2022-988346 in Douglas County Records, Douglas County, Nevada.

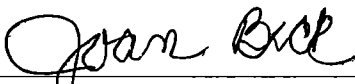
MORE commonly known as: 472 Dubois Lane, Genoa, NV.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

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

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

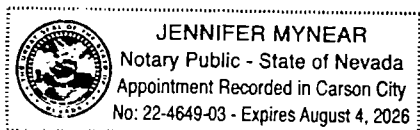
July 19, 2023


  
\_\_\_\_\_  
JOAN BECK

State of Nevada  
County of Douglas


This instrument was acknowledged before me on this July 19, 2023, by JOAN BECK.

(Notary stamp)



  
\_\_\_\_\_  
(Signature of notarial officer)

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

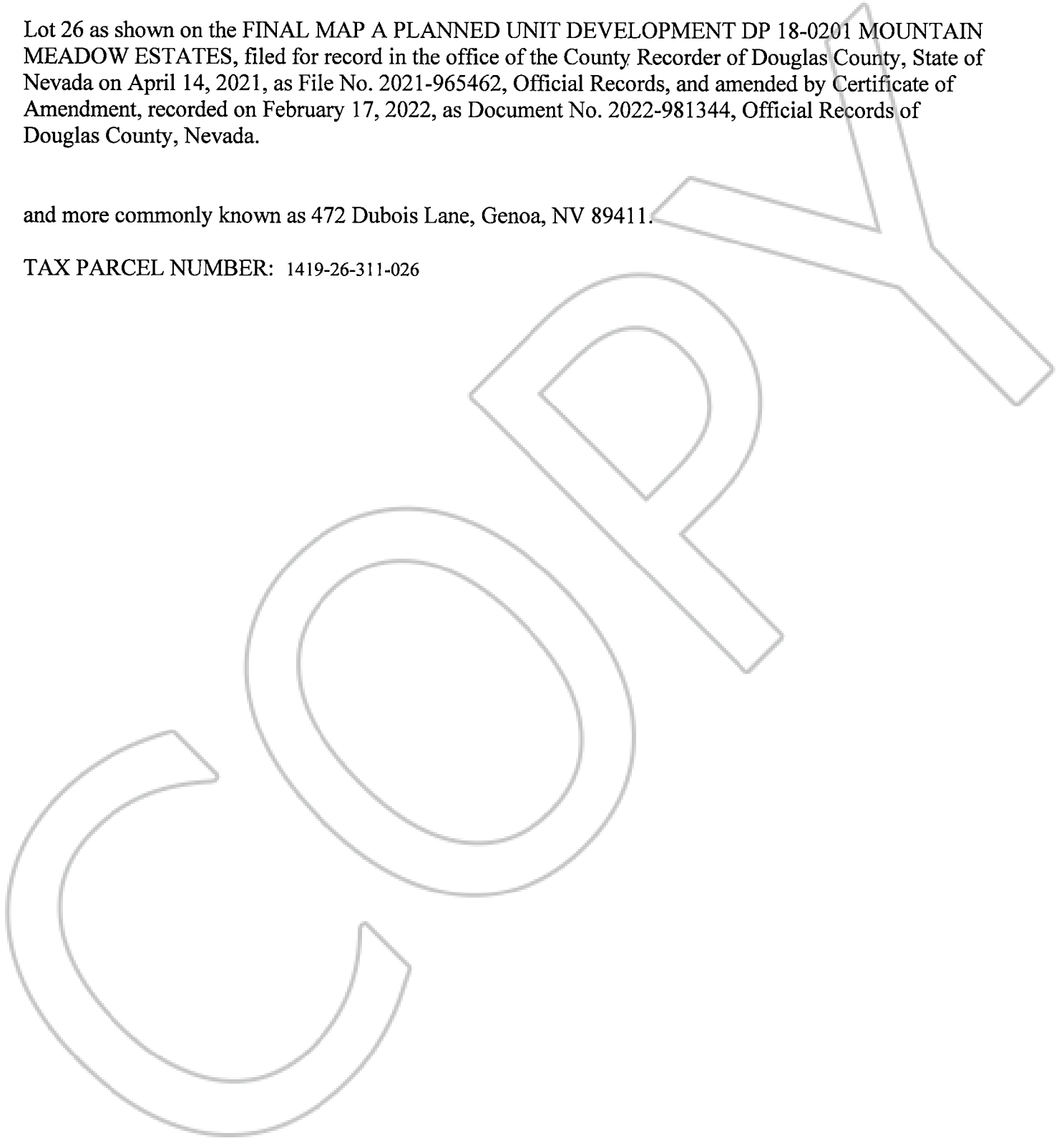
  
\_\_\_\_\_  
JOAN BECK

# EXHIBIT A

Lot 26 as shown on the FINAL MAP A PLANNED UNIT DEVELOPMENT DP 18-0201 MOUNTAIN MEADOW ESTATES, filed for record in the office of the County Recorder of Douglas County, State of Nevada on April 14, 2021, as File No. 2021-965462, Official Records, and amended by Certificate of Amendment, recorded on February 17, 2022, as Document No. 2022-981344, Official Records of Douglas County, Nevada.

and more commonly known as 472 Dubois Lane, Genoa, NV 89411.

TAX PARCEL NUMBER: 1419-26-311-026



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 1419-26-311-026
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <i>Verified Trust - P</i>	

2. Type of Property:

- a.  Vacant Land
- b.  Single Fam. Res.
- c.  Condo/Townhouse
- d.  2-4 Plex
- e.  Apt. Bldg
- f.  Comm'/Ind'l
- g.  Agricultural
- h.  Mobile Home
- Other: \_\_\_\_\_

3. a. Total Value /Sales Price of Property:

b. Deed in Lieu of Foreclosure Only (value of property)	\$	<u>NO SALE</u> <u>0.00</u>
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due:	\$	<u>0.00</u>

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transfer without consideration to a revocable, inter-vivos trust for the benefit of the grantor.

5 Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declare and acknowledge, 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: *Joan Beck* Capacity: Grantor

Signature: *Joan Beck* Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Joan Beck  
FAMILY TRUST  
Address: 472 Dubois Lane  
City: Genoa  
State NV Zip: 89411

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Joan Beck, trustee of THE 2003 BECK  
Address: Same as Grantor  
City: Same as Grantor  
State: Same as Grantor Zip: Same as Grantor

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

PATRICK ETCHEBEHERE  
Etchebehere Law Group  
7250 Redwood Boulevard, Ste 380  
Novato, California 94945