

RECORDING REQUESTED BY:  
KEVIN O'HARA



SHAWNYNE GARREN, RECORDER

E07

WHEN RECORDED MAIL TO:  
Kevin O'Hara  
O'HARA & GRECO  
25361 Commercentre Drive, Ste 150  
Lake Forest, CA 92630

MAIL TAX STATEMENTS TO:

Kenneth Chandler Baltz & Patricia B. Baltz,  
Trustees of The William and Patricia Baltz  
Lifetime Trust dated April 20, 1989  
209 Shadow Mountain Circle  
Gardnerville, NV 89460

Assessor's Parcel No.: 1219-10-002-031

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT TRANSFER TAX IS \$\*0.00

- ..... \$0.00 EXEMPT NRS 375.090, Section #7
- ..... Computed on the consideration or value of the property conveyed; OR
- ..... Computed on the consideration or value less liens or encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, PATRICIA A. BALTZ, Trustee of The William and Patricia Baltz Lifetime Trust dated April 20, 1989, does hereby grant to PATRICIA A. BALTZ and KENNETH CHANDLER BALTZ, Trustees of The William and Patricia Baltz Lifetime Trust dated April 20, 1989, the following described real property located in the City of Gardnerville, County of Douglas, State of Nevada, described as: Lot 3, Block B, of Sierra Rancho Estates No. 2, filed in the Office of the Douglas County Recorder's Office on May 17, 1985, in Book 585, Page 1534, Document No. 117513, Official Records, Douglas County, Nevada.

Dated: June 17, 2023

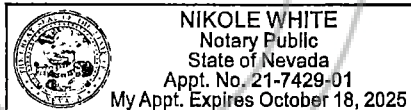
*Patricia A. Baltz Trustee of the William and Patricia Baltz Lifetime Trust*  
PATRICIA A. BALTZ, Trustee of The William and Patricia Baltz Lifetime Trust dated April 20, 1989 *Dated April 20, 1989*

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on June 17, 2023, by PATRICIA A. BALTZ.

(Seal)



*Nikole White*  
\_\_\_\_\_  
Signature of notarial officer  
*Notary*  
\_\_\_\_\_  
Title (and Rank)

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1219-10-002-031  
 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'/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: \$0.00  
 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 -transfer of title to a trust

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 Patricia A. Baltz, Trustee Capacity Patricia A. Baltz, Trustee

Signature KCB Capacity Kenneth Chandler Baltz, Tr

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Patricia A. Baltz, Trustee  
 Address: 209 Shadow Mountain Circle  
 City: Gardnerville  
 State: NV Zip: 89460

Print Name: Kenneth Chandler Baltz, Trustee  
 Address: 780 Collier Dr.  
 City: Dixon  
 State: CA Zip: 95620

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Kevin O'Hara/O'Hara & Greco Escrow # n/a  
 Address: 25361 Commercentre Drive, Ste 150  
 City: Lake Forest State: CA Zip: 92630

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