

DOUGLAS COUNTY, NV

2023-998966

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=1

07/28/2023 10:04 AM

THE MARSHALL LAW OFFICE

SHAWNYNE GARREN, RECORDER

E07

APN: 1318-15-714-023

R.P.T.T.: \$0.00

Exempt: (NRS 375.090, Section 7)

After Recording, Mail To and  
Send Subsequent Tax Bills To:

Phillip E. Tate, Trustee

THE PHILLIP TATE 2022 REVOCABLE TRUST

6027 Afton Ct.

San Jose, California 95123

## Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH THAT, **PHILLIP E. TATE**, an unmarried man, the GRANTOR, FOR NO CONSIDERATION, does hereby GRANT, BARGAIN, and SELL to:

**PHILLIP E. TATE**, Trustee of **THE PHILLIP TATE 2022 REVOCABLE TRUST** dated July 18, 2022, the GRANTEE;

Whose mailing address is: 6027 Afton Ct., San Jose, California 95123;

All of the following described real property situated in the County of **Douglas**, State of **Nevada**:

**LOT 2-19 AS SHOWN BY MAP OF CASTLE ROCK PARK, UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JULY 19, 1966.**

More commonly known as: 203 Silver Dr., Zephyr Cove, Nevada 89448.

Subject to any and all Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

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

Dated this 27<sup>th</sup> day of July 2023.

  
PHILLIP E TATE

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.

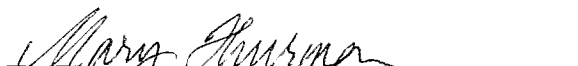
STATE OF CALIFORNIA

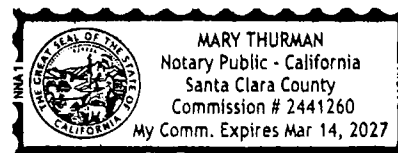
COUNTY OF SANTA CLARA

On July 27, 2023, before me, Mary Thurman, a Notary Public, personally appeared Phillip E. Tate who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1318-15-714-023  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex                    |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input type="checkbox"/> Comm'l/Ind'l                |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home                 |
| <input type="checkbox"/> Other           |   |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: SG - Trust OK	

- 3.a. Total Value/Sales Price of Property \$ 0  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ 0  
 d. Real Property Transfer Tax Due \$ 0

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7 \_\_\_\_\_  
 b. Explain Reason for Exemption: Transfer to or from a trust without consideration.

5. Partial Interest: Percentage being transferred: 100 %

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 Jam Marshall Capacity: Attorney

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Phillip E. Tate  
 Address: 6027 Afton Ct.  
 City: San Jose  
 State: California Zip: 95123

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

Print Name: The Phillip Tate 2022 Revocable Trust  
 Address: 6027 Afton Ct.  
 City: San Jose  
 State: California Zip: 95123

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

Print Name: The Marshall Law Office  
 Address: 8275 S. Eastern Ave. Suite 200  
 City: Las Vegas

Escrow # \_\_\_\_\_  
 State: Nevada Zip: 89123