

DOUGLAS COUNTY, NV

2023-999044

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

07/31/2023 02:30 PM

U.S. DEEDS

SHAWNYNE GARREN, RECORDER

E07

ASSESSOR'S PARCEL NO. 1418-03-811-001

WHEN RECORDED MAIL TO:

PILLSBURY WINTHROP SHAW PITTMAN
2550 HANOVER STREET
PALO ALTO, CA 94304

MAIL TAX NOTICES TO:

VIRGINIA ARNOLD MACLEAN,
TRUSTEE
510 N. RAYMUNDO ROAD
HILLSBOROUGH, CA 94010

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, VIRGINIA ARNOLD MACLEAN, ANN ARNOLD SELDEN AND LOWRIE HODGES MACLEAN, Trustees, under the ANGUS AND VIRGINIA MACLEAN REVOCABLE TRUST dated August 3, 1993 (herein, "Grantor"), whose address is 510 N. Raymundo Road, Hillsborough, CA 94010, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to VIRGINIA ARNOLD MACLEAN, ANN ARNOLD SELDEN AND LOWRIE HODGES MACLEAN, Trustees, or any successors in trust, under the ADMINISTRATIVE TRUST OF THE ANGUS AND VIRGINIA MACLEAN REVOCABLE TRUST dated August 3, 1993 and any amendments thereto (herein, "Grantee"), whose address is 510 N. Raymundo Road, Hillsborough, CA 94010, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2197 Slaughter House Creek Road, Glenbrook, NV 89413

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 this 11th day of July, 2023.

GRANTOR:

ANGUS AND VIRGINIA MACLEAN
REVOCABLE TRUST dated August 3, 1993

Virginia Arnold Maclean
VIRGINIA ARNOLD MACLEAN, Trustee

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.

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF Santa Clara }

On July 11, 2023, before me, Melissa Fonseca,
Notary Public, personally appeared VIRGINIA ARNOLD MACLEAN, 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. (Seal)

Signature *[Signature]*
My Commission Expires: 9 | 22 | 23



GRANTOR:

ANGUS AND VIRGINIA MACLEAN
REVOCABLE TRUST dated August 3, 1993

Ann Arnold Selden

ANN ARNOLD SELDEN, Trustee

ACKNOWLEDGMENT

State of New York)
County of Greene) ss.

On the 3rd day of JULY in the year 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared ANN ARNOLD SELDEN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Affix Notary Seal]

Witness my hand and official seal.

Nedra D Clark
Signature of Notary Public

NEDRA D CLARK
Notary Public, State of New York
Qualified in Greene County
No. 01GL6424227
My Commission Expires October 25, 2025

GRANTOR:

ANGUS AND VIRGINIA MACLEAN
REVOCABLE TRUST dated August 3, 1993



LOWRIE HODGES MACLEAN, Trustee

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.


ACKNOWLEDGMENT

STATE OF CALIFORNIA }
 }
COUNTY OF Santa Clara }

On July 11, 2023, before me, Melissa Fonseca,
Notary Public, personally appeared LOWRIE HODGES MACLEAN, 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.

(Seal)

Signature 
My Commission Expires: 9 | 22 | 23

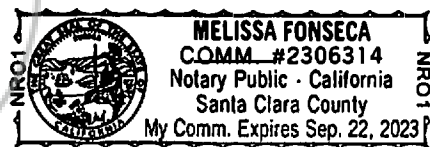


EXHIBIT A

**Lot 59 in Block F as shown on the Map of Glenbrook Unit No. 3-B, filed in the office of the Douglas County Recorder, State of Nevada on June 13, 1980 in Book 680, Page 1269 as Document No. 45299 of Official Records.
County of Douglas
State of Nevada
APN #: 1418-03-811-001**

Per NRS 111.312, this legal description was previously recorded as Document No. 0759872, on March 8, 2010; deed recorded as Document 0762754 on April 29, 2010; deed recorded as Document 821509 on April 11, 2013; and deed recorded as Document 821511 on April 11, 2013; in the office of the Recorder of Douglas County, Nevada.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1418-03-811-001
 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
 Other _____

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

3. Total Value/Sales Price of Property \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 0.00
 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: Transfer from trust to a sub trust for no consideration

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 Virginia MacLean Capacity GRANTOR

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Angus and Virginia MacLean Revocable
 Address: 510 N. Raymundo Road Trust
 City: Hillsborough
 State: CA Zip: 94010

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Administrative Trust of the Angus and
 Address: 510 N. Raymundo Road Virginia MacLean
 City: Hillsborough Revocable Trust
 State: CA Zip: 94010

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: U.S. Deeds, P.A. Escrow #: _____
 Address: 423 Lithia Pinecrest Road
 City: Brandon State: FL Zip: 33511

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

5. Assessor Parcel Number(s)
 a) 1418-03-811-001
 b) _____
 c) _____
 d) _____

6. 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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

7. Total Value/Sales Price of Property \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due \$ 0.00

8. **If Exemption Claimed:**
 c. Transfer Tax Exemption per NRS 375.090, Section 7
 d. Explain Reason for Exemption: Transfer from trust to a sub trust for no consideration

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 Virginia MacLean Capacity GRANTEE

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Angus and Virginia MacLean Revocable
 Address: 510 N. Raymundo Road Trust
 City: Hillsborough
 State: CA Zip: 94010

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Administrative Trust of the Angus and
 Address: 510 N. Raymundo Road Virginia MacLean
 City: Hillsborough Revocable Trust
 State: CA Zip: 94010

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: U.S. Deeds, P.A. Escrow #: _____
 Address: 423 Lithia Pinecrest Road
 City: Brandon State: FL Zip: 33511