

APN: 122021111088

Affix R.P.T.T. \$ 0.00



SHAWNYNE GARREN, RECORDER

E07

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Albert Maynard III and/or Jana Maynard, as Trustees of the Maynard Family Trust, dated July 27,2023
4117 Feather River Dr
Stockton, CA 95219

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Albert Maynard III and Jana Maynard, husband and wife as joint tenants, in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Albert Maynard III and/or Jana Maynard, as Trustees of the Maynard Family Trust, dated July 27,2023,

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

SEE LEGAL DESCRIPTION EXHIBIT "A"

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) on

Albert Maynard III

Jana Maynard

STATE OF Nevada)
) ss.
COUNTY OF Douglas)

On this 11 August, 2023
appeared before me, a Notary Public,

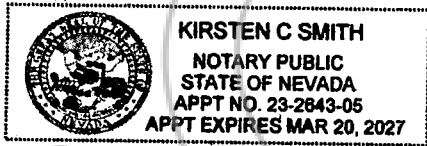
Albert Maynard III

Jana Maynard

personally known or proven to me to be
the person(s) whose name(s) is/are
subscribed to the above instrument, who
acknowledged that he/she/they executed
the instrument for the purposes therein
contained.

Kirsten C. Smith
Notary Public

My commission expires: March 20, 2027

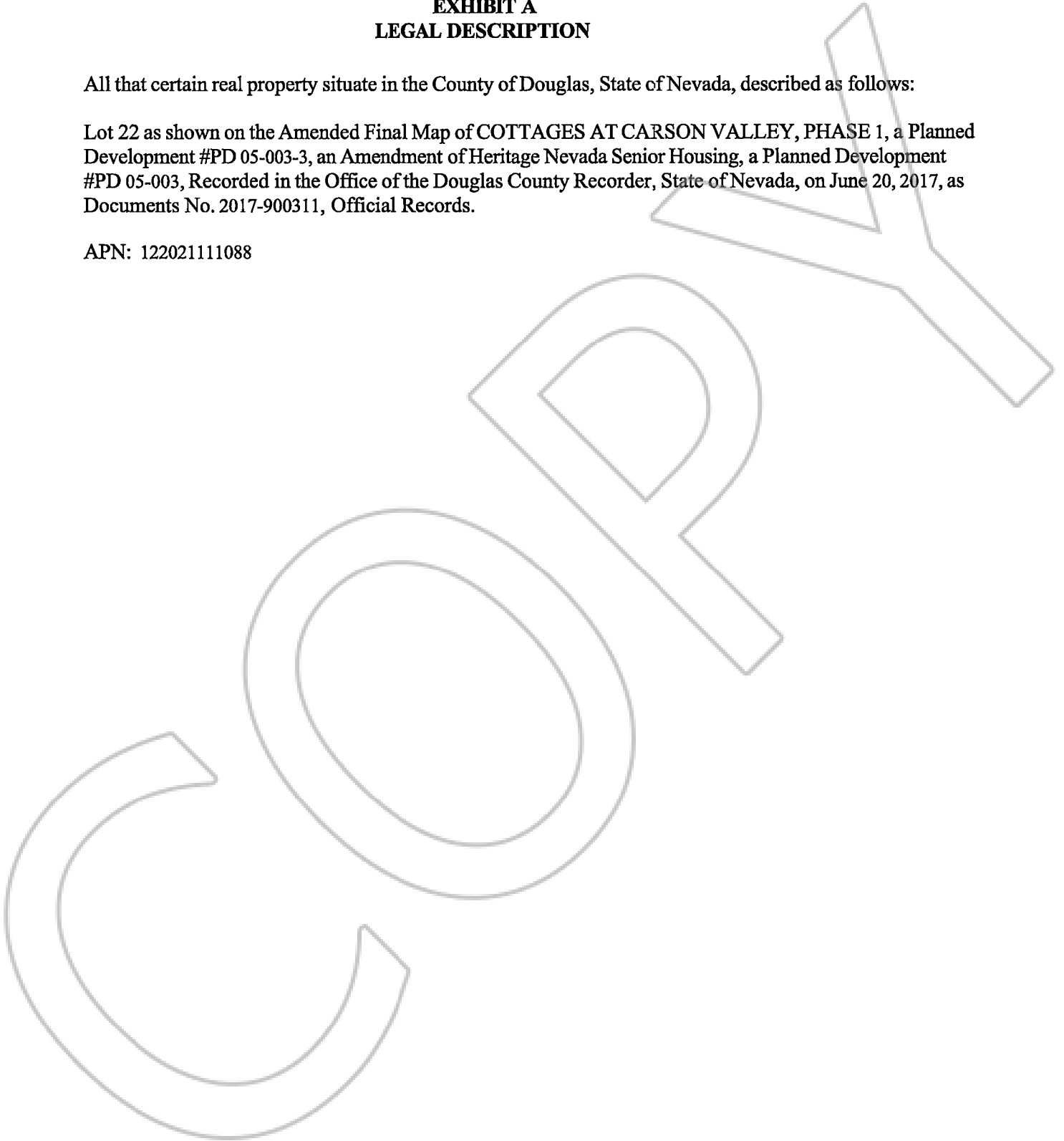


**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 22 as shown on the Amended Final Map of COTTAGES AT CARSON VALLEY, PHASE 1, a Planned Development #PD 05-003-3, an Amendment of Heritage Nevada Senior Housing, a Planned Development #PD 05-003, Recorded in the Office of the Douglas County Recorder, State of Nevada, on June 20, 2017, as Documents No. 2017-900311, Official Records.

APN: 122021111088



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 122021111088
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust - J</u>	

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: Transferring ownership in to a family 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 Albert Maynard III Capacity grantor
 Signature Jana Maynard Capacity grantor

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

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

Print Name: Albert Maynard III and Jana Maynard
 Address: 4117 Feather River Drive
 City: Stockton
 State: CA Zip: 95219

Print Name: The Maynard Family Trust
 Address: 4117 Feather River Drive
 City: Stockton
 State: CA Zip: 95219

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Albert Maynard III & Jana Maynard Escrow # N/A
 Address: 4117 Feather River Drive
 City: Stockton State: CA Zip: 95219

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