

APN: 1220-10-710-006



After Recording, Mail to:

Claire M. Armintrout
238 Wheelock Rd.
Watsonville, CA 95076

SHAWNYNE GARREN, RECORDER E07

Mail Tax Statements to:

Same as above

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

APN 1220-10-710-006 (1530 Glenwood Drive, Gardnerville, Nevada)

GRANT DEED

KENNETH C. GEBHART and RHONDA J. REED, husband and wife, Grantors, hereby grant to CLAIRE M. ARMINTROUT, Trustee of the AB&C Trust dated May 7, 1998, Grantee, the following described real property in the County of Douglas, State of Nevada:

An undivided Twenty-One Percent (21%) fee title interest in the following described property:

Lot 44, as shown on the Map of Country Club Estates, filed in the Office of the County Recorder on July 17, 1967, as Document No. 37147, Official Records of Douglas County, State of Nevada. APN 1220-10-710-006

Per NRS 111.312, this legal description was previously recorded at Document No. 0654303 in Book 0905 at Pages 1471-1472, on September 6, 2005.


TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part.

IN WITNESS WHEREOF, the party of the first part has executed this conveyance on December 29, 2023.



KENNETH C. GEBHART



RHONDA J. REED

ACKNOWLEDGMENT

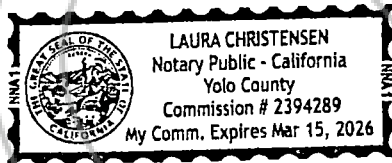
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
 : ss.
COUNTY OF YOLO)

This instrument was acknowledged before me on December 29, 2023, by KENNETH C. GEBHART and RHONDA J. REED.

WITNESS my hand and official seal.

Seal





NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-10-710-006
- 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 _____

3. Total Value/Sales Price of Property:

\$ -0-

Deed in Lieu of Foreclosure Only (value of property): \$ -0-

Transfer Tax Value: \$ -0-

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: This is a transfer of property to a trust without consideration

5. Partial Interest: Percentage being transferred: 21 %

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 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: *[Signature]* Capacity: Grantor

Signature: *[Signature]* Capacity: Grantee (Trustee)

SELLER (GRANTOR) INFORMATION (Required)

Print Name: Kenneth C. Gebhart and Rhonda J. Reed

Address: 320-I Street

City/State/Zip: Davis, CA 95616

COMPANY/PERSON REQUESTING RECORDING

Print Name: Law Office of Karen L. Winters Esc.# _____

Address: P.O. Box 1987

City: Minden State: NV Zip: 89423

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	Page: _____
Date of Recording:	<u>1/19/24</u>
Notes:	<u>Trust of K & R</u>

BUYER (GRANTEE) INFORMATION (Required)

Print Name: Claire M. Armintrout, Trustee
Of the AB&C Trust

Address: 238 Wheelock Rd.

City/State/Zip: Watsonville, CA 95076

(REQUIRED IF NOT THE SELLER OR BUYER)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessor Parcel Number(s)**
 a) 1220-10-710-006
 b) _____
 c) _____
 d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: 1/19/24
 Notes: Grant ok r 48

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 _____

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

4. **If Exemption Claimed:**
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Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: KC [Signature] Rhonda Reed Capacity: Grantor
 Signature: Signed in counterpart Capacity: Grantee (Trustee)

SELLER (GRANTOR) INFORMATION (Required)

Print Name: Kenneth C. Gebhart and Rhonda J. Reed
 Address: 320-I Street
 City/State/Zip: Davis, CA 95616

BUYER (GRANTEE) INFORMATION (Required)

Print Name: Claire M. Armintrout, Trustee
 Of the AB&C Trust
 Address: 238 Wheelock Rd.
 City/State/Zip: Watsonville, CA 95076

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# _____
 Address: P.O. Box 1987
 City: Minden State: NV Zip: 89423