

APN: 1220-03-310-012



SHAWNYNE GARREN, RECORDER E07

After Recording, Mail to:

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

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 1220-03-310-012 (1418 Industrial Way, Gardnerville, Nevada)

GRANT DEED

KENNETH C. GEBHART, a married man as his sole and separate property, Grantor, hereby grants 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 Thirty Percent (30%) fee title interest in and to the following described property: .
A Parcel of land being a portion of Section 3, Township 12 North, Range 20 East, M.D.B.&M., and of Parcel "A" as shown on that certain map entitled Carson Valley Industrial Park, recorded as Document No. 47572 on March 30, 1970, Official Records of Douglas County, Nevada, and being further described as follows:

Commencing at the Northeast corner of said Parcel "A", being also the Northeast corner of said Carson Industrial Park; thence Westerly along the North boundary of said Parcel "A" North 87° 23' West 422.52 feet to the True Point of Beginning; thence continuing along said boundary North 87° 23' West 222.14 feet; thence South 02° 37' West 392.18 feet to a point on the Northerly right of way of Industrial Way; thence Easterly along said right of Way South 87° 23' East 222.14 feet; thence leaving said right of way North 02° 37' East 392.18 feet to the Point of Beginning.

APN 1220-03-310-012

Per NRS 111.312, this legal description was previously recorded at Document No. 0654300, Book 0905, Pages 1461-1463, 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

ACKNOWLEDGMENT

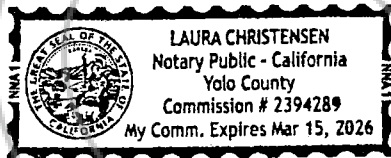
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
 : SS.
COUNTY OF YOLO)

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

WITNESS my hand and official seal.

Seal





NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-03-310-012
- 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 from a trust without consideration

5. Partial Interest: Percentage being transferred: 30 %

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: *signed in counterpart* Capacity: Grantor

Signature: *Trustee* Capacity: Grantee (Trustee)

SELLER (GRANTOR) INFORMATION (Required)

Print Name: Kenneth C. Gebhart

Address: 320-I Street

City/State/Zip: Davis, CA 95616

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

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: 11/19/24

Notes: Grant OK in AB

**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessor Parcel Number(s)**
 a) 1220-03-310-012
 b) _____
 c) _____
 d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	<u>11/19/24</u>
Notes:	<u>Grant ok r 48</u>

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 _____

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
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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 G
 Signature: signed in counterpart

Capacity: Grantor _____
 Capacity: Grantee (Trustee) _____

SELLER (GRANTOR) INFORMATION (Required)

BUYER (GRANTEE) INFORMATION (Required)

Print Name: Kenneth C. Gebhart

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

Trust _____

Address: 320-I Street

Address: 238 Wheelock Rd.

City/State/Zip: Davis, CA 95616

City/State/Zip: Watsonville, CA 95076

COMPANY/PERSON REQUESTING RECORDING

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