

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Luke Connaughton  
Gina Connaughton  
P.O. Box 379  
June Lake, CA 93529



SHAWNYNE GARREN, RECORDER

E07

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE:(s)  
Documentary Transfer Tax is \$0\* Exempt R & T 11930  
Unincorporated Area  
Conveyance Tax is \$ \_\_\_\_\_  
Parcel No.: 1022-32-110-036

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
LUKE A. CONNAUGHTON AND GINA M. CONNAUGHTON, HUSBAND AND WIFE AS JOINT  
TENANTS,

hereby GRANT(s) to LUKE AARON CONNAUGHTON and GINA MARIE CONNAUGHTON, Trustees of  
the CONNAUGHTON FAMILY TRUST dated March 20, 2018

the following real property in the COUNTY OF DOUGLAS, STATE OF NEVADA, described as follows:

LOTS 13 AND 14 AS SHOWN ON THE MAP OF TOPAZ SUBDIVISION, FILED FOR RECORD IN THE  
OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST  
10, 1954 IN BOOK 1 OF MAPS, AS FILE NO. 9774.

MORE COMMONLY KNOWN AS: 2043 COMSTOCK DR., GARDNERVILLE, NV 89410

Dated: January 4, 2024

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.

LUKE A. CONNAUGHTON

GINA M. CONNAUGHTON

STATE OF CALIFORNIA  
COUNTY OF MONO

}s.s

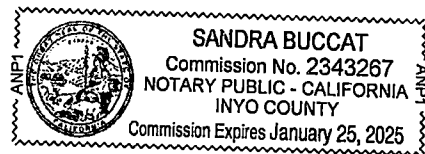
On January 4, 2024 before me, SANDRA BUCCAT, a Notary Public,  
personally appeared LUKE A. CONNAUGHTON AND GINA  
M. CONNAUGHTON, who proved to me on the basis of  
satisfactory evidence to be the persons whose names are subscribed  
to the within instrument and acknowledged to me that they executed  
the same in their authorized capacities and that by their signatures on  
the instrument the persons or the entity upon behalf of which the  
persons, 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.

Signature

*Sandra Buccat*



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1022-32-110-036  
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: <u>11/24/24</u>	
Notes: <u>Smart ok</u>	

- 3.a. Total Value/Sales Price of Property \$ 0  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 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: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

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 \_\_\_\_\_ Capacity: OWNER

Signature Gina M. Connaughton Capacity: OWNER

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

Print Name: LUKE A. CONNAUGHTON AND GINA M  
 Address: CONNAUGHTON  
 City: P.O. BOX 379/ JUNE LAKE  
 State: CA                      Zip: 93529

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

Print Name: LUKE AARON CONNAUGHTON AND  
 Address: GINA MARIE CONNAUGHTON, TRUSTEES  
 City: OF THE CONNAUGHTON FAMILY TRUST  
 State: PO Box 379      Zip: June Lake, CA 93529

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED