

APN 1319-19-810-013
RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
Law Offices of James K. Burau, Ltd.
916 Southwood Boulevard, Ste 1A
Incline Village NV 89451
Prepared Without Title Examination

DOUGLAS COUNTY, NV	2024-1007437
RPTT:\$0.00 Rec:\$40.00	05/06/2024 01:46 PM
\$40.00 Pgs=3	
JAMES K. BURAU, LTD.	
SHAWNYNE GARREN, RECORDER	E07

MAIL TAX STATEMENTS TO:
PATRICIA LYNN KEMBERLING RIGGS, Trustee
3495 Lakeside Drive, #162
Reno NV 89509

Real Property Transfer Tax: None (Exemption 7)

GRANT, BARGAIN, SALE, WARRANTY DEED

THIS INDENTURE WITNESSETH: That PATRICIA KEMBERLING, a single woman who acquired title as a married woman ("Grantor"), for no consideration, does hereby Convey, Grant, Bargain, Sell, and Warrant to PATRICIA LYNN KEMBERLING RIGGS, Trustee, or her successors in interest, of the LIVE OAK CELLARS 2006 REVOCABLE TRUST dated November 6, 2006, whose address is 3495 Lakeside Drive, #162, Reno, Nevada 89509 ("Grantee"), all that real property situate in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

**Property commonly known as 185 S. Benjamin Drive, Stateline, Nevada 89449;
APN 1319-19-810-013.**

As set forth in that certain Grant, Bargain, Sale Deed recorded on September 17, 2010, as Document #770693 in the Office of the Douglas County Recorder, State of Nevada.

TOGETHER with all warranties of title, and with each and every tenement, hereditament, and appurtenance thereof, subject to any unpaid taxes and/or assessments and subject to each encumbrance, covenant, restriction, reservation and right-of-way that is visible or of record.

GRANTOR:

Patricia Kemberling
PATRICIA KEMBERLING

Dated: March 5, 2024

STATE OF FLORIDA)
COUNTY OF Pinellas) ss.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day, March 5, 2024, by PATRICIA KEMBERLING, as Grantor, who is personally known to me or who has produced _____, as identification.



KELLIE M. HALL
Notary Public
State of Florida
Comm# HH400517
Expires 7/8/2027

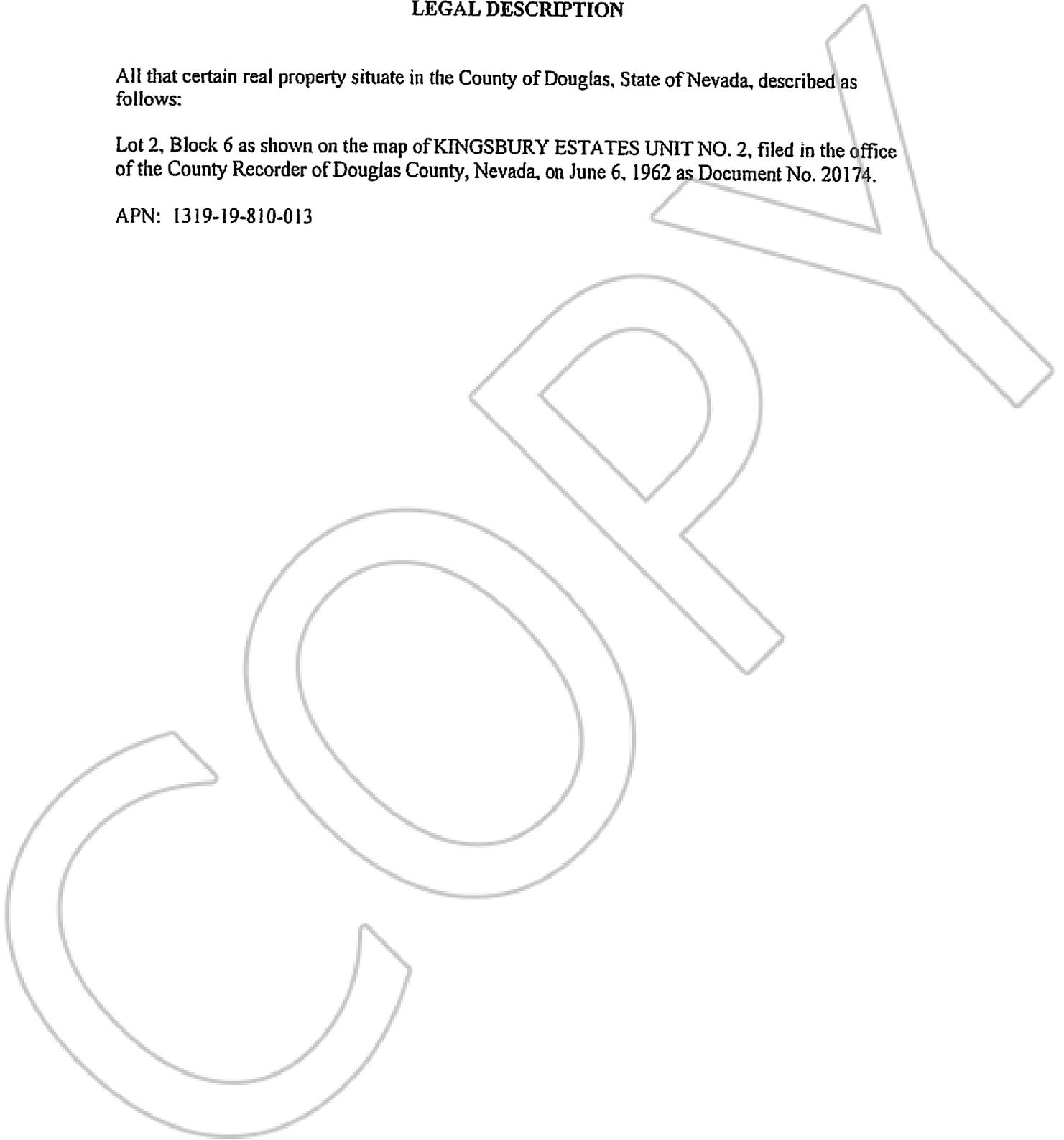
Kellie M. Hall
Notary Public
My commission expires: 7/8/2027

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 2, Block 6 as shown on the map of KINGSBURY ESTATES UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on June 6, 1962 as Document No. 20174.

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-19-810-013
 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 - js</u>	

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Transfer to Trust for no consideration

5. Partial Interest: Percentage being transferred: 100.0 %

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 Patricia Kemberling Riggs Capacity _____ Grantor
 Signature Patricia Kemberling Riggs Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: PATRICIA KEMBERLING
 Address: 3495 Lakeside Drive, #162
 City: Reno
 State: Nevada Zip: 89509

Print Name: PATRICIA LYNN KEMBERLING RIGGS, Trustee
 Address: 3495 Lakeside Drive, #162
 City: Reno
 State: Nevada Zip: 89509

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: LAW OFFICES OF JAMES K. BURAU, LTD. Escrow # _____
 Address: 916 Southwood Blvd., Ste 1A
 City: Incline Village State: Nevada Zip: 89451