

APNs: 1318-10-301-009 and
1318-10-301-008
T.P.T.T.: \$0.00



SHAWNYNE GARREN, RECORDER

E07

**RECORDING REQUESTED BY and
WHEN RECORDED MAIL TO:**

Steven D. Siner, Attorney
Hoge, Fenton, Jones & Appel, Inc.
6801 Koll Center Parkway, Suite 210
Pleasanton, CA 94566

MAIL TAX STATEMENTS TO:

Laura Read, Trustee
Laura Read Revocable Living Trust
Post Office Box 392
Livermore, CA 94551

GRANT, BARGAIN, SALE DEED

FOR NO CONSIDERATION, receipt of which is hereby acknowledged,

Laura J. Read, an unmarried woman

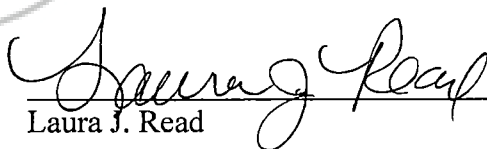
does hereby Grant, Bargain, Sell and Convey to

Laura J. Read, as Trustee of the Laura Read Revocable Living Trust dated 4/18/2024

all that real property situated in the County of Douglas, State of Nevada, as more particularly described on Exhibit A attached hereto and made a part hereof:

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

Dated: April 18, 2024



Laura J. Read

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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.

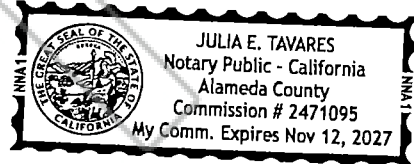
State of California)
County of Alameda)

On April 18, 2024, before me, JULIA E. TAVARES, a *Notary Public*, personally appeared LAURA J. READ, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 Julia E. TAVARES



**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL NO. 1:

BEING A PORTION OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 81 OF ZEPHYR KNOLLS NUMBER 4, FILED FOR RECORD ON OCTOBER 14, 1957 AS DOCUMENT NO. 012699;

THENCE NORTH 24°06'00" WEST 70.29 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 320 FEET, A CENTRAL ANGLE OF 31°09'00", AND AN ARC LENGTH OF 173.97 FEET;

THENCE NORTH 55°15'00" WEST 58.12 FEET;

THENCE NORTH 20°42'00" EAST 322.17 FEET TO A POINT ON THE SOUTHERLY RIGHT OF LINE OF U.S. HIGHWAY 50;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 84°29'45" EAST 170.32 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 590 FEET, CENTRAL ANGLE OF 13°10'52", AND AN ARC LENGTH OF 135.73 FEET;

THENCE SOUTH 28°15'15" EAST 513.06 FEET;

THENCE SOUTH 82°11'09" WEST 480.08 FEET TO THE POINT OF BEGINNING;

SAID LAND IS ALSO SHOWN AS TRACT 1 OF RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR FALCON CAPITAL, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MARCH 26, 2004 AS FILE NO. 608522 OF OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 31, 2015, AS INSTRUMENT NO. 2015-874818.

APN: 1318-10-301-008

PARCEL NO. 2:

PARCEL 2A:

LOT 44, AS SHOWN ON THE AMENDED PLAT OF ZEPHYR KNOLLS UNIT NO. 2, FILED FOR RECORD ON JULY 5, 1959 AS DOCUMENT NO. 12415 AND THAT PORTION OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 44; THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 590 FEET, A CENTRAL ANGLE OF 3°38'08", AND AN ARC LENGTH OF 37.44 FEET, THE CHORD OF SAID CURVE BEARS NORTH 58°41'56" EAST 37.43 FEET;

THENCE SOUTH 71°15'00" EAST 161.62 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 118.50 FEET, A CENTRAL ANGLE OF 14°09'45", AND AN ARC LENGTH OF 29.29 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 11°31'39" WEST 29.22 FEET;

THENCE SOUTH 83°28'10" WEST 127.29 FEET;

THENCE SOUTH 34°53'15" EAST 382.13 FEET;

THENCE SOUTH 40°26'37" WEST 150.32 FEET; T

HENCE SOUTH 82°11'09" WEST 143.71 FEET;

THENCE NORTH 28°15'55" WEST 513.06 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 50;

THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 21°48'23", AND AN ARC LENGTH OF 224.55 FEET, THE CHORD OF SAID CURVE BEARS NORTH 71°25'11" EAST 223.20 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE AMENDED PLAT OF ZEPHYR KNOLLS UNIT NO. 2. SAID LAND IS ALSO SHOWN AS TRACT 2 OF RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR FALCON CAPITAL, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MARCH 26, 2004 AS FILE NO. 608522 OF OFFICIAL RECORDS.

PARCEL 2B:

EASEMENTS AS CONTAINED IN THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS RECORDED MAY 17, 2004 IN BOOK 0504, OF OFFICIAL RECORDS, AT PAGE 8063 AS DOCUMENT NO. 613405.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 31, 2015, AS INSTRUMENT NO. 2015-874818.

Assessors Parcel No.: 1318-10-301-009

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-10-301-009
 b. 1318-10-301-008
 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: 5/20/24
 Notes: Grant or a AR

- 3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (0.00))
 c. Transfer Tax Value: \$ 0.00
 d. 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: Transfer to grantor's revocable trust without consideration

5. Partial Interest: Percentage being transferred: 100.00 %
 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 Laura J. Read Capacity: Grantor
 Signature Laura J. Read Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Laura J. Read
 Address: P.O. Box 392
 City: Livermore
 State: CA Zip: 94551

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Laura J. Read, Trustee of the
 Address: Laura Read Revocable Living Trust
 City: P.O. Box 392, Livermore
 State: CA Zip: 94551

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Steven D. Siner, Attorney
 Address: 6801 Koll Center Parkway, Ste. 210
 City: Pleasanton

Escrow # n/a
 State: CA Zip: 94566

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED