

APN: 1318-23-811-012

R.P.T.T.: \$0.00

Exempt: (NRS 375.090, Section 7)

**When Recorded Return to:**

Eric J. Schwertley and Lesley A. Schwertley, Trustees  
1485 Portobelo Drive  
San Jose, CA 95118

**Mail Tax Statements to:**

Grantee same as above



00184406202410105830050052

SHAWNYNE GARREN, RECORDER

E07

SPACE ABOVE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE WITNESSETH THAT,

**Eric J. Schwertley, as a tenant in common, as to an undivided one-half interest,**  
does hereby GRANT, BARGAIN, SELL AND CONVEY to:

**Eric J. Schwertley and Lesley A. Schwertley, Trustees of the Eric and Lesley Schwertley Family Trust, U/A dated June 3, 2024, and any amendments thereto.**

all of the following described real estate situated in the County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART  
HEREOF.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

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

The then-acting Trustees have the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Signed on: July 18, 2024.

  
Eric J. Schwertley

SEE ATTACHED  
CALIFORNIA  
NOTARIZATION

*WJA* 7-18-24

COPY

# CALIFORNIA CERTIFICATE OF 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 )  
County of Santa Clara )

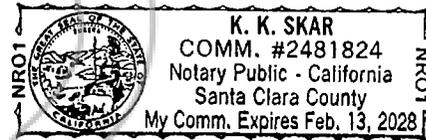
on July 19, 2024 before me, K. K. Skar, Notary,  
(here insert name and title of the officer)  
personally appeared Eric J. Schwertley

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



(Seal)

## Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Grant Bargain and Sale Deed containing 3 pages, and dated 7-19-24.

The signer(s) capacity or authority is/are as:

- Individual(s)  
 Attorney-in-Fact  
 Corporate Officer(s) \_\_\_\_\_  
Title(s) \_\_\_\_\_
- Guardian/Conservator  
 Partner - Limited/General  
 Trustee(s)  
 Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer is Representing

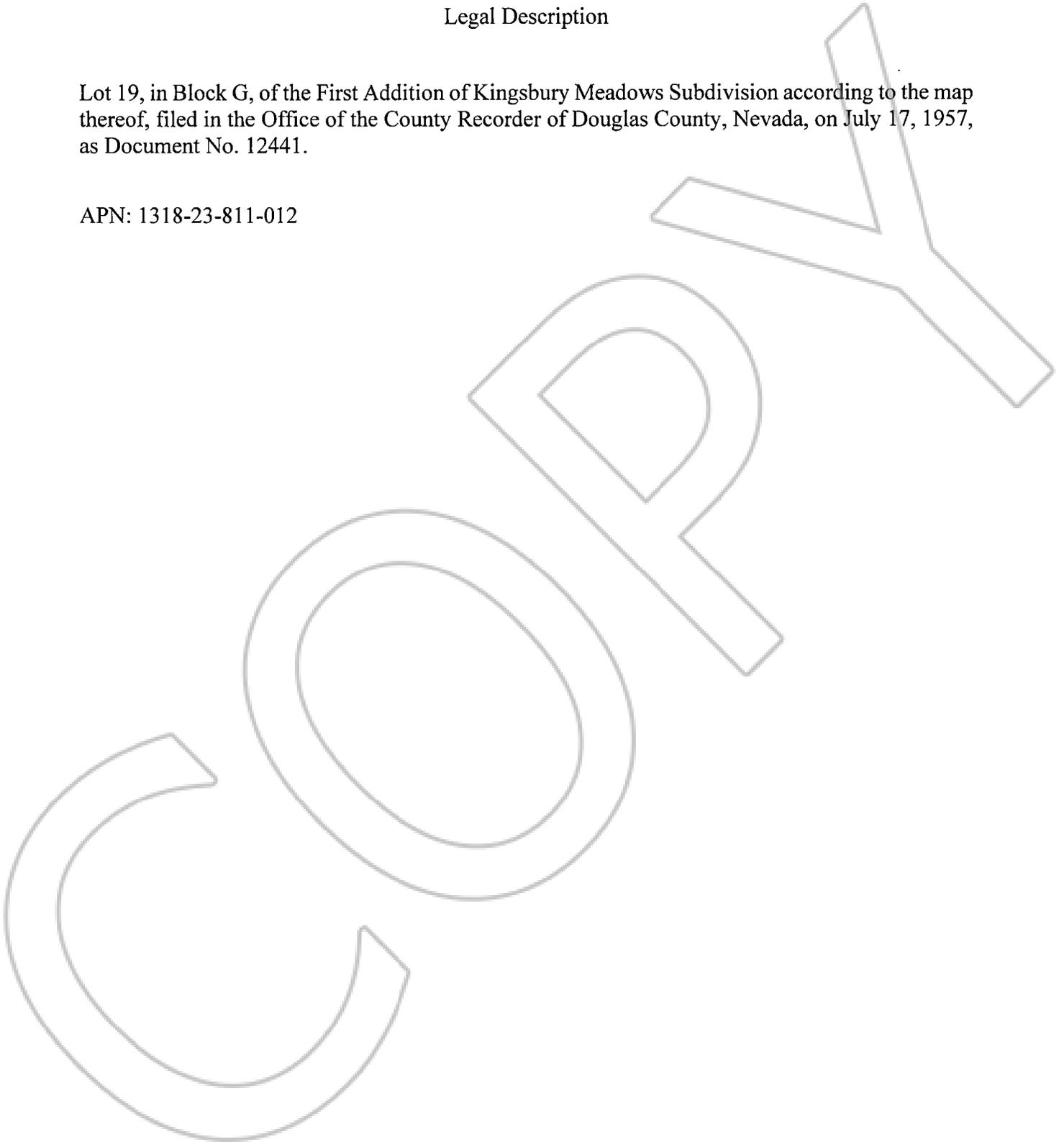
Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence: <input checked="" type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es)	
Notarial event is detailed in notary journal on: Page # _____ Entry # _____	
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer(s)	<input checked="" type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/>	_____

# EXHIBIT A

## Legal Description

Lot 19, in Block G, of the First Addition of Kingsbury Meadows Subdivision according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on July 17, 1957, as Document No. 12441.

APN: 1318-23-811-012



STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1318-23-811-012
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust - J</u>	

- 3. Total Value/Sales Price of Property: \$0.00
- Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- Transfer Tax Value: \$0.00
- 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: A transfer of title to a trust without consideration with a certificate of trust presented at the time of transfer.

5. Partial Interest: Percentage being transferred: 50.00 %

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 Lesley Weller Capacity Attorney for Grantor

Signature Eric J. Schwertley Capacity Attorney for Grantee

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

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

Print Name: Eric J. Schwertley  
 Address: 1485 Portobelo Drive  
 City: San Jose  
 State: CA Zip: 95118

Print Name: Eric J. Schwertley and Lesley A. Schwertley, Trustees  
 Address: 1485 Portobelo Drive  
 City: San Jose  
 State: CA Zip: 95118

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: The L.A.W. Firm Escrow # \_\_\_\_\_  
 Address: 5470 Kietzke Ln, Ste. 200  
 City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)