

A.P.N.: 1320-33-815-023

File No: 143-2676586 (et)

R.P.T.T.: \$0 #7

When Recorded Mail To: Mail Tax Statements To:
Conner Irrevocable Trust
4642 Park Concord Place
San Jose, CA 95136

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Rosemarie Conner, a married woman as her sole and separate property

do(es) hereby *GRANT, BARGAIN and SELL* to

Patricia Hernandez, Trustee of the Conner Irrevocable Trust dated August 14, 2024

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

Lot 8, in Block A, as set forth on Final Subdivision Map #1006-10 CHICHESTER ESTATES PHASE 10, filed in the Office of the County Recorder of Douglas County, Nevada on April 25, 2002 in Book 0402 of Official Records, Page 7623, as Document No. 540511.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Rosemarie Conner
Rosemarie Conner

STATE OF **NEVADA**)
) : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on _____ by
Rosemarie Conner.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2676586.

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

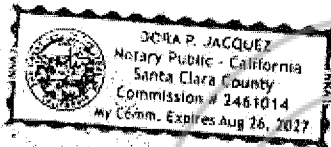
State of California

County of Santa Clara }

On August 14, 2024 before me, DORA P. JACQUEZ
Date Here Insert Name and Title of the Officer

personally appeared Rosemarie Connor
Name(s) of Signer(s)

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 Dora P. Jacquez
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain and Sale Deed

Document Date: 8/14/2024 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian of Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian of Conservator

Other: _____

Signer is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1320-33-815-023
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	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - js</u>	

3. a) Total Value/Sales Price of Property: \$0
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$0
d) Real Property Transfer Tax Due \$0

4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per 375.090, Section: #7
b. Explain reason for exemption: DEED FROM INDIV INTO TRUST FOR NO CONSIDERATION
5. Partial Interest: Percentage being transferred: _____ %

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: Rosemarie Conner Capacity: Grantor
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Rosemarie Conner
Address: 1459 Harvest Avenue
City: Gardnerville
State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Conner Irrevocable Trust
Address: 4642 Park Concord Place
City: San Jose
State: CA Zip: 95136

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
First American Title Insurance
Print Name: Company File Number: 143-2676586 et/ et
Address 1663 US Highway 395, Suite 101
City: Minden State: NV Zip: 89423

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