

A.P.N.: 1320-33-815-023
File No: 143-2676586 (et)
R.P.T.T.: \$2,039.70

When Recorded Mail To: Mail Tax Statements To:
Deborah Theodora McKinney and Monte Ray McKinney
1459 Harvest Avenue
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

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

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

Deborah Theodora McKinney and Monte Ray McKinney, husband and wife as community property with right of survivorship

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.

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

Patricia Hernandez, Trustee
Patricia Hernandez, Trustee

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

This instrument was acknowledged before me on _____ by
Patricia Hernandez, Trustee.

Notary Public
(My commission expires: _____)

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

SCE ATTACHMENT FOR CALIFORNIA ACKNOWLEDGEMENT

California All-Purpose 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 } s.s.

On 08/14/2024 before me, VAN T. MACH, NOTARY PUBLIC
Name of Notary Public, Title

personally appeared PATRICIA HERNANDEZ, TRUSTEE
Name of Signer (1)

Name of Signer (2)

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]
Signature of Notary Public

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 APN # 1320-33-815-023 containing 3 pages, and dated 08/14/2024

- 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: THE CONNER IRREVOCABLE TRUST
Name(s) of Person(s) Entity(ies) Signer is Representing
DATED AUGUST 14, 2024

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 <input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/> _____

**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: _____	

3. a) Total Value/Sales Price of Property: \$523,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$523,000.00
 d) Real Property Transfer Tax Due \$2,039.70

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

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: *Patricia ... Trustee*
 Signature: _____

Capacity: *Grantor*
 Capacity: _____

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

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

Print Name: Conner Irrevocable Trust
 Address: 4642 Park Concord Place
 City: San Jose
 State: CA Zip: 95136

Print Name: Deborah Theodora
McKinney and Monte Ray
McKinney
 Address: 1459 Harvest Avenue
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: First American Title Insurance
Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2676586 et/ et
 State: NV Zip: 89423

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