DOUGLAS COUNTY, NV

2015-859991

RPTT:\$0.00 Rec:\$16.00 \$16.00

Pgs=3

04/10/2015 11:48 AM

ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

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security humbers

APN: 1220-27-110-028

RECORDING REQUESTED BY:

Bradley B Anderson, Esq. Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

MAIL TAX STATEMENT TO:

HERBERT E. SHEDD and JANICE POWELL SHEDD 1427 Mary Jo Drive Gardnerville, NV 89460

GRANTEE'S ADDRESS:

HERBERT E. SHEDD and JANICE POWELL SHEDD, Trustees SHEDD LIVING TRUST 1427 Mary Jo Drive Gardnerville, NV 89460

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

HERBERT E. SHEDD and JANICE POWELL SHEDD, husband and wife, as Joint Tenants,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

HERBERT E. SHEDD and JANICE POWELL SHEDD, Trustees, or their successors in trust, under the SHEDD LIVING TRUST, dated March 18, 2015, and any amendments thereto.

It is the intent of the Trustors to maintain ownership of this asset as the Community Property of HERBERT E. SHEDD and JANICE POWELL SHEDD.

ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To:

- 1. Taxes for the Current fiscal year, paid current
- 2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS our hands, this 8th day of April, 2015.

HERBERT E. SHEDD

<u>(alla paull Swed</u> janice powell shedd

Kubut E. Shedo

STATE OF NEVADA

}ss:

COUNTY OF WASHOE

This instrument was acknowledged before me, this 8th day of April, 2015, by HERBERT E. SHEDD and JANICE POWELL SHEDD.

Notary Public



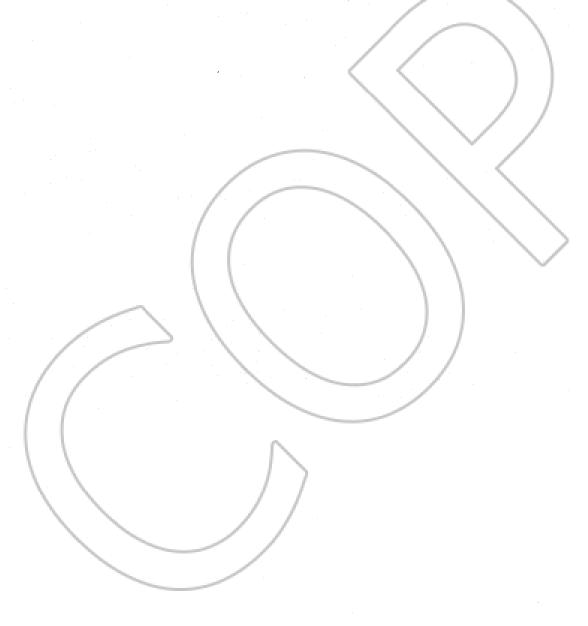
EXHIBIT "A"

Legal Description:

Lot 989, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374, Page 676, as File No. 72456.

APN: 1220-27-110-028

Property Address: 1427 MARY JO DRIVE, GARDNERVILLE, NV 89460



	STATE OF NEVADA DECLARATION OF VALUE
1.	Assessors Parcel Number(s)
ı.	a) 1220-27-110-028
	b)
	d)PK SAW TRUST
_	
2.	Type of Property:
	a) \square Vacant Land b) \underline{X} Single Fam. Res.
	c) \square Condo/Twnhse d) \square 2-4 Plex
	e) □ Apt. Bldg f) □ Comm'l/Ind'l
	g) 🗆 Agricultural h) 🗆 Mobile Home
	i) Other
3.	Total Value/Sales Price of Property:
	Deed in Lieu of Foreclosure Only (value of property) (
	Transfer Tax Value: \$ 0.00
	Real Property Transfer Tax Due: \$ 0.00
1.	If Exemption Claimed:
	a. Transfer Tax Exemption per NRS 375.090, Section # 7
	b. Explain Reason for Exemption: A transfer of title to or from a trust, if the transfer is made without consideration.
Ξ.	Partial Interest: Percentage being transferred: 100 %
٠.	ratial interest. Fercentage being transferred. 100 76
	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 7 Shedd, Capacity: Grantor
	Signature YOWA SWA Capacity: Grantor SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION
1	
/	Name: HERBERT and JANICE POWELL SHEDD Name: SHEDD LIVING TRUST
	Address: 1427 Mary Jo Drive Address: 1427 Mary Jo Drive
	City: Gardnerville City: Gardnerville
	State: Nevada Zip: 89460 State: Nevada Zip: 89460
	COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)
	Print Name: Anderson, Dorn & Rader Escrow #
V	Address: 500 Damonte Ranch Pkwy, Suite 860
1	City: Reno State: Nevada Zip: 89521 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)
	(AS A LODGIC RECORD THIS FORM MAT DE RECORDED/MICROFILMED)