



KAREN ELLISON, RECORDER

E07

A.P.N.: 1220-04-101-021
File No: ()
R.P.T.T.: \$

When Recorded Mail To: Mail Tax Statements To:
Jill Kratz
1297 Toler
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Jill Kratz, an unmarried woman

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

Jill Kratz, Trustee of The Jill Kratz Living Trust, dated January 29, 2002

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

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP. 12 NORTH, RANGE 20 EAST, MD.B.&M., RUNNING THENCE WESTERLY ALONG THE COUNTY ROAD, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; RUNNING THENCE FROM SAID POINT OF BEGINNING WESTERLY ALONG THE COUNTY ROAD A DISTANCE OF 55.00 FEET; THENCE AT A RIGHT ANGLE IN A SOUTHERLY DIRECTION 417.00 FEET; THENCE AT A RIGHT ANGLE IN AN EASTERLY DIRECTION 55.00 FEET; THENCE AT A RIGHT ANGLE IN A NORTHERLY DIRECTION 417.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PARCEL CONVEYED TO THE STATE OF NEVADA IN DEED RECORDED IN BOOK Y OF DEEDS PAGE 497, DOUGLAS COUNTY RECORDS.

ALSO FURTHER EXCEPTING THEREFROM ANY PORTION OF SAID LAND THEREOF THAT MAY LIE WITHIN THE BOUNDARIES OF TOLER AVENUE (FORMERLY DOUGLAS AVENUE) AND DOUGLAS AVENUE AS THEY NOW EXIST.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 05, 2012, IN BOOK 1112, PAGE 996, AS INSTRUMENT NO. 812281.

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.

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.

Date: 09/03/2015

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-04-101-021
- 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>SD Trust Verified</u>	

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 7
- b. Explain reason for exemption:

SD transferred my house from my name into my trust w/out 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: [Signature] Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jill Kratz Address: 1297 Toler City: Gardnerville State: NV Zip: 89410
 Print Name: Jill Kratz, Trustee Address: 1297 Toler City: Gardnerville State: NV Zip: 89410

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

Print Name: Jill Kratz File Number: /
 Address: 1297 Toler State: NV Zip: 89410
 City: Gardnerville

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