



KAREN ELLISON, RECORDER

E07

APN: 07-073-340

Recording Requested by:

Attorney Greg L. Jensen
JENSEN LAW GROUP, LTD.
10580 N. McCarran Blvd. #115-382
Reno, NV 89503

When Recorded Send to:

PAMELA SUE IRWIN
7386 Sage Valley Ln.
Frisco, TX 75034

Mail Tax Statements to:

PAMELA SUE IRWIN
7386 Sage Valley Ln.
Frisco, TX 75034

GRANT, BARGAIN & SALE DEED

I, PAMELA IRWIN, Grantor, do hereby grant, bargain, sell and convey unto the Grantee, PAMELA SUE IRWIN, Trustee of the PAMELA SUE IRWIN LIVING TRUST, dated August 4, 2016, and any amendments thereto, all right, title and interest in and to that certain real property situate in Douglas County, State of Nevada, described more particularly as follows:

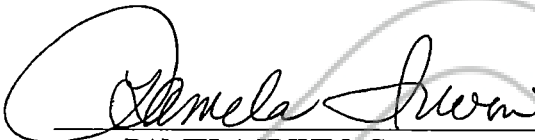
Lot 90, as shown on the map of LAKE VILLAGE UNIT NO. 2-E, filed in the Office of the County Recorder on October 18, 1972, as Document No. 62363, Official Records of Douglas County, State of Nevada.

Commonly known as 162 Holly Lane, Stateline, NV 89449.



TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.


DATED this 25 day of August, 2016.

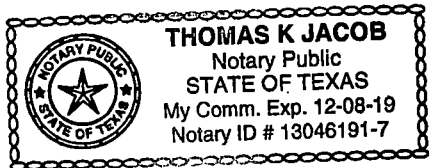

PAMELA IRWIN, Grantor

STATE OF TEXAS)
)ss:
COUNTY OF Denton)

On this 25th day of August, 2016, personally appeared before me, a notary public in and for the county and state aforesaid, PAMELA IRWIN proven to me to be the person described in the foregoing GRANT, BARGAIN & SALE DEED, and who duly acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above-written.


NOTARY PUBLIC



NOTE: The attorney preparing this instrument has not examined the title to the real property described herein and does not warrant or express any opinion regarding the accuracy or insurability of title or the legal description to said real property

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 07-073-340
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>SP Trust Verified</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: Transfer without consideration into revocable trust

5. Partial Interest: Percentage being transferred: 100.0%

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 Pamela Irwin Capacity Grantor & Trustee

Signature _____ Capacity _____

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

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

Print Name: Pamela Irwin
 Address: 7386 Sage Valley Ln.
 City: Frisco
 State: TX Zip: 75034

Print Name: Pamela Sue Irwin, Trustee
 Address: 7386 Sage Valley Ln
 City: Frisco
 State: TX Zip: 75034

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: JENSEN LAW GROUP, LTD. Escrow # _____

Address: 10580 N. McCarran Blvd. #115-382

City: Reno State: NV Zip: 89503

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