

A.P.N. 1220-17-310-012

**Recording Requested by
and Return to:**

Woodburn and Wedge
Jason C. Morris, Esq.
P.O. Box 2311
Reno, NV 89505



KAREN ELLISON, RECORDER

E07

Send Tax Statements To Grantees:

Robert L. & Diane R. Van Nort, Trustees
PO Box 6100
Gardnerville, NV 89460

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED is made by and between ROBERT L. VAN NORT and DIANE R. VAN NORT, husband and wife as joint tenants (hereinafter referred to as "Grantors"), and ROBERT L. VAN NORT and DIANE R. VAN NORT, Trustees of the VAN NORT LIVING TRUST, Dated January 27, 2017 (hereinafter referred to as "Grantees").

WITNESSETH:

WHEREAS, Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to them in hand paid by the Grantees, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN and SELL unto the Grantees and to their successors and assigns forever, all the right, title and interest in that certain real property situate, lying and being in the **County of Douglas**, State of Nevada, City of Reno, and more particularly described as follows:

That portion of the Northwest ¼ of the Southwest ¼ of Section 17, Township 12 North, Range 20 East, M.D.B.*M., being further described as follows:

Parcel 1 of Parcel Map for BRYAN N. MCCAA and SUSAN I. MCCAA filed for record in the Douglas County Recorder's Office, Douglas County, Nevada, on March 3, 1994, in Book 394, at Page 545, as Document No. 3331435.

Commonly known as: 855 Marion Way, Gardnerville, Nevada 89410

TOGETHER WITH the appurtenances and all rents, issues and profits thereof, and all right, title and interest of the Grantors therein or thereto, or which they may hereafter acquire.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the Grantees, their successors and assigns forever.

IN WITNESS WHEREOF, Grantors have executed these presents this 27 day of January, 2017.

GRANTORS:

Robert L. Van Nort
ROBERT L. VAN NORT

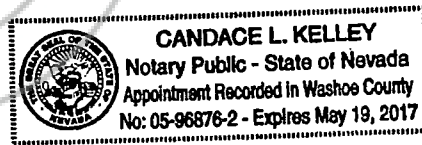
Diane R. Van Nort
DIANE R. VAN NORT

Notary Acknowledgment

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

This instrument was acknowledged before me on January 27, 2017, by ROBERT L. VAN NORT and DIANE R. VAN NORT.

Candace L. Kelley
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-17-310-012
 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>Trust Verified</u>	

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Transfer to Family Trust Without Consideration

5. Partial Interest: Percentage being transferred: 100 %

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 Angel Radley Capacity Legal Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: ROBERT L. & DIANE R. VAN NORT
 Address: PO Box 6100
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: ROBERT L. & DIANE R. VAN NORT, Trustee
 Address: PO Box 6100
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: Woodburn & Wedge, Jason C. Morris Escrow # n/a
 Address: PO Box 2311
 City: Reno State: NV Zip: 89505

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