

15.

APN 1420-29-810-004



Recording requested by:  
Woodie & Josephine Ross  
1158 Casa Blanca Court  
Minden, NV 89423

KAREN ELLISON, RECORDER

E07

Mail tax statements to:  
Woodie & Josephine Ross  
1158 Casa Blanca Court  
Minden, NV 89423

**GRANT, BARGAIN AND SALE DEED**

For valuable consideration, the receipt of which is hereby acknowledged, we, WOODIE GEORGE ROSS and JOSEPHINE VICTORIA ROSS, husband and wife, (as "Grantors") hereby grant and convey to:

WOODIE GEORGE ROSS and JOSEPHINE VICTORIA ROSS as Trustees, or their successors in trust, under The ROSS FAMILY LIVING TRUST, dated SEPTEMBER 21, 2017, (as "Grantees"), all right, title and interest in the following real property situated in the County of DOUGLAS, State of Nevada:

**LEGAL DESCRIPTION**

LOT 54, BLOCK A, OF SARATOGA SPRINGS ESTATES, UNIT 1, AS SHOWN ON THE OFFICIAL MAP RECORDED IN THE OFFICES OF THE COUNTY RECORDER ON JUNE 16, 1990, IN BOOK 690, PAGE 525, AS DOCUMENT NO. 227472.

Commonly Known As: 1158 Casa Blanca Court, Minden, Nevada 89423

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.

This conveyance is subject to the following liens and encumbrances: (1) General, special and any supplemental county taxes and assessments not delinquent; (2) covenants, conditions, restrictions, reservations, easements and rights-of-way of record, if any.

This Deed Dated this 21 day of September, 2017.

Woodie G Ross  
WOODIE GEORGE ROSS


Josephine Victoria Ross  
JOSEPHINE VICTORIA ROSS

STATE OF NEVADA        )  
                                      :  
COUNTY OF DOUGLAS    )

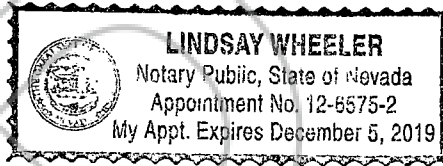
On September 21, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared WOODIE GEORGE ROSS and JOSEPHINE VICTORIA ROSS, known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

My Commission Expires: 12/5/19

  
\_\_\_\_\_  
Notary Public

Lindsay Wheeler  
\_\_\_\_\_  
Printed Name



COOPER

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 1420-29-810-004
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

## 2. Type of Property:

- |                             |              |  |                 |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/>            | 2-4 Plex        |
| e) <input type="checkbox"/> | Apt. Bldg.   | f) <input type="checkbox"/>            | Comm'l/Ind'l    |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input type="checkbox"/> | Other        |  |                 |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>Trust OR BC</u>

## 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	\$	_____
Transfer Tax Value:	\$	_____
Real Property Transfer Tax Due:	\$	_____

## 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: Transfer to 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 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 Josephine Victoria Ross Capacity GRANTOR

Signature Josephine Victoria Ross Capacity GRANTEE

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Woodie & Josephine Ross, Grantors  
 Address: 1158 Casa Blanca Ct  
 City: Minden  
 State: NV Zip: 89423

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Ross Family Living Trust, Grantee  
 Address: 1158 Casa Blanca Ct  
 City: Minden  
 State: NV Zip: 89423

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)