DOUGLAS COUNTY, NV Rec:\$35.00 Total:\$35.00

MILLWARD LAW

2018-918296

08/20/2018 03:24 PM

Pgs=2

APN: 1220-17-512-004

Please Mail Tax Statements To: Millward Law. Ltd. 1591 Mono Ave. Minden, NV 89423

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

KAREN ELLISON, RECORDER

E07

## GRANT, BARGAIN AND SALE DEED WITH LIFE ESTATE RESERVED TO GRANTOR

FOR VALUABLE CONSIDERATION of ten dollars (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, MARILYN DIANE ADAME, a married woman (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell, and convey all of Grantor's interest in 976 Springfield Dr., Gardnerville, Nevada, APN 1220-17-512-004, subject to a LIFE ESTATE therein reserved to and for the benefit of Grantor with the rights of possession, use, and control the property, as well as rights to all rents, revenues, and profits generated by the property during the term of Grantor's natural life, to Michael G. Millward, trustee of the Mrdla Trust, dated June 21, 2018 (hereinafter referred to as "Grantee"), the following lands and property, together with all improvements located thereon, lying in the County of Douglas, Town of Gardnerville, State of Nevada, to wit:

Lot 85, in Block D, as shown on the Final Map of Pleasantview Phase 4. filed for record in the office of the County Recorder of Douglas County. State of Nevada, on December 7, 1993 in Book 1293 At Page 1194 as Document No. 324312.

Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain and Sale Deed recorded on July 19, 2017, as Document Number 901611.

SUBJECT to restrictions, reservations, right of way, easements and covenants of record, reference hereto will not serve to impose the same.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

Date: June 21, 2018

wily Diane adame Marilyn Diane Adame

State of Nevada

) ss.

County of Douglas )

This Grant, Bargain and Sale Deed with Life Estate Reserved to Grantor was acknowledged before me on June 21, 2018, by Marilyn Diane Adame.

**Notary Public** 



## STATE OF NEVADA DECLARATION OF VALUE FORM 1. Assessor Parcel Number(s) a. 1220-17-512-004 b. d. 2. Type of Property: Vacant Land b. Single Fam. Res. FOR RECORDER'S OPTIONAL USE ONLY Condo/Twnhse d. 2-4 Plex Book: c. Page: Apt. Bldg f. Comm'l/Ind'l Date of Recording: e. Notes: Mobile Home Agricultural h. g. Other 3. a. Total Value/Sales Price of Property \$ b. Deed in Lieu of Foreclosure Only (value of property) c. Transfer Tax Value: \$ \$ 0.00 d. Real Property Transfer Tax Due 4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section 7 b. Explain Reason for Exemption: This is a transfer of title to a trust without consideration. 5. Partial Interest: Percentage being transferred: 100.00 % 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. Capacity Grantor Capacity Grantee Signature SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION (REOUIRED) (REOUIRED) Print Name: Michael G. Millward Print Name: Marilyn Diane Adame Address: 976 Springfield Drive Address: 1591 Mono Avenue City: Gardnerville City: Minden Zip: 89423 Zip: 89460 State: NV State:NV **COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Escrow #:

State: NV Zip: 89423

Print Name: Michael G. Millward, Esq.

Address: 1591 Mono Avenue

City: Minden