

DOUGLAS COUNTY, NV

2018-923476

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

12/11/2018 01:45 PM

ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

E07

There is no Social Security Number
in this document.

Luke Welmerink
Luke Welmerink

APN: 1220-01-002-062

RECORDING REQUESTED BY:

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Ste. 860
Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Ste. 860
Reno, Nevada 89521

MAIL TAX STATEMENT TO:

ROBERT FONTANA and SANDRA FONTANA, Trustees
THE FONTANA 2004 FAMILY TRUST
1201 Golden Eagle Ct.
Gardnerville, NV 89410

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without
consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

ROBERT FONTANA and SANDRA FONTANA,
husband and wife as joint tenants,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

ROBERT FONTANA and SANDRA FONTANA, Trustees, or their
successors in interest, of THE FONTANA 2004 FAMILY TRUST dated
January 27, 2004, and any amendments thereto.

It is the intent of the Trustors to characterize this asset as the Community Property of ROBERT FONTANA and SANDRA FONTANA.

ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To: 1. Taxes for the Current fiscal year, paid current
2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS our hands, this 15th day of November, 2018.




ROBERT FONTANA



SANDRA FONTANA

STATE OF NEVADA }
 }ss:
COUNTY OF DOUGLAS }

This instrument was acknowledged before me, this 15th day of November, 2018, by ROBERT FONTANA and SANDRA FONTANA.



Notary Public

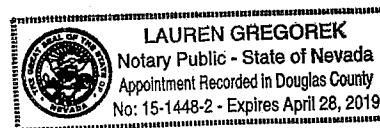


EXHIBIT "A"

Legal Description:

Being a portion of the Southwest ¼ of Section 1, Township 12 North, Range 20 East further described as follows:

Lot 6, in Block B, as set forth on the Final Map #PD01-19 for STERLING RANCH ESTATES, A PLANNED UNIT DEVELOPMENT, filed for record in the office of the County Recorder of Douglas County, State of Nevada, September 17, 2002, Book 0902, Page 5372, as Document No. 552347, and by Certificate of Amendment recorded March 26, 2003, in Book 0303, Page 12541, as Document No. 571358.

APN: 1220-01-002-062

Property Address: 1201 GOLDEN EAGLE CT, GARDNERVILLE, NV 89410

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-01-002-062
 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>Verified Trust - JS</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: A transfer to/from a trust, made 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 Robert Fontana Capacity Grantor

Signature Sandra Fontana Capacity Grantor

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

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

Print Name: Robert Fontana and Sandra Fontana
 Address: 1201 Golden Eagle Ct.
 City: Gardnerville
 State: NV Zip: 89410

Print Name: The Fontana 2004 Family Trust
 Address: 1201 Golden Eagle Ct.
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Anderson, Dorn & Rader, Ltd. Escrow # _____
 Address: 500 Damonte Ranch Pkwy, Suite 860
 City: Reno State: NV Zip: 89521

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