

APN: 1220-13-801-044
Recording Requested and Mail To:

JENNIFER MAHE, ESQ.
MAHE LAW, LTD.
707 N. Minnesota Street, Suite D
Carson City, NV 89703



KAREN ELLISON, RECORDER

E07

Affiant's Address/Mail Tax Statements To:

Robin Anne Eppard
1990 Pinto Circle
Gardnerville, NV 89410

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.230.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on July 8, 2019, by and between ROBIN A. EPPARD, Grantor, and ROBIN ANNE EPPARD as Trustee of THE ROBIN EPPARD 2019 TRUST, dated July 8, 2019, Grantee,

WITNESSETH:

That the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the Grantee, and to its successors and assigns, all that certain lot, piece, or parcel of land situated in the County of Douglas, State of Nevada, and more particularly described as follows:

A portion of Lot 13 as shown on the Amended Official Map of Ruhenstroth Ranchos Subdivision, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 11, 1976 as Document No. 88873, further described as follows:

Parcel No. 4, as shown on that certain Parcel Map recorded July 26, 1977 in Book 777 of Official Records, at Page 1244, as Document No. 11359, Douglas County, Nevada. APN 29-442-06

Pursuant to NRS 111.312(6) this legal description was previously recorded with the Douglas County Recorder's Office on May 16, 1997, as Document No. 0412653.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

Robin A. Eppard
ROBIN A. EPPARD

STATE OF NEVADA)
 : ss.
CARSON CITY)

On July 8, 2019, personally appeared before me, a notary public, ROBIN A. EPPARD, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that she executed the foregoing Grant, Bargain and Sale Deed.

Nichole E. Valdez
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-13-801-044
 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: <u>7/23/19</u>	
NOTES: <u>Verified Trust-ABS</u>	

3. Total Value/Sales Price of Property: \$ \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 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 of title to a trust without consideration.
Certificate of Trust is provided herewith.

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 Robin A. Eppard Capacity _____ Grantor

Signature Robin A. Eppard Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Robin A. Eppard
 Print Name: _____
 Address: 1990 Pinto Circle
 City: Gardnerville
 State: Nevada Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Robin Anne Eppard, Trustee of the Robin Eppard
 Print Name: 2019 Trust
 Address: 1990 Pinto Circle
 City: Gardnerville
 State: Nevada Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Jennifer Mahe, Esq. Escrow # _____
 Address: 707 N. Minnesota Street, Suite D
 City: Carson City State: NV Zip: 89703

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