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*Anderson, Dorn & Rader, Ltd.*

DOUGLAS COUNTY, NV

**2019-934664**

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

**09/03/2019 02:38 PM**

ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

E07

**APN: 1220-17-513-001**

**RECORDING REQUESTED BY:**

Bryce L. Rader, Esq.  
Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Suite 860  
Reno, Nevada 89521

**AFTER RECORDING MAIL TO:**

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

**MAIL TAX STATEMENT TO:**

Lorraine C. Ehrlin, Trustee  
PO Box 6477  
Gardnerville, NV 89460

RPTT: \$0.00 Exempt (7) - A transfer of title to/from a trust, without consideration.

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**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT,

LORRAINE C. EHRLIN, Trustee of the  
HANS K. EHRLIN TRUST, dated July 22, 1991

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

LORRAINE C. EHRLIN, Trustee,  
or her successors in trust, of the  
LORRAINE C. EHRLIN TRUST, dated July 22, 1991

ALL 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, 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 my hand, this 19<sup>th</sup> day of August, 2019.

  
\_\_\_\_\_  
LORRAINE C. EHRLIN, Trustee

STATE OF NEVADA )  
 ) ss:  
COUNTY OF WASHOE )

This instrument was acknowledged before me, this 19<sup>th</sup> day of August, 2019, by LORRAINE C. EHRLIN, Trustee.

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



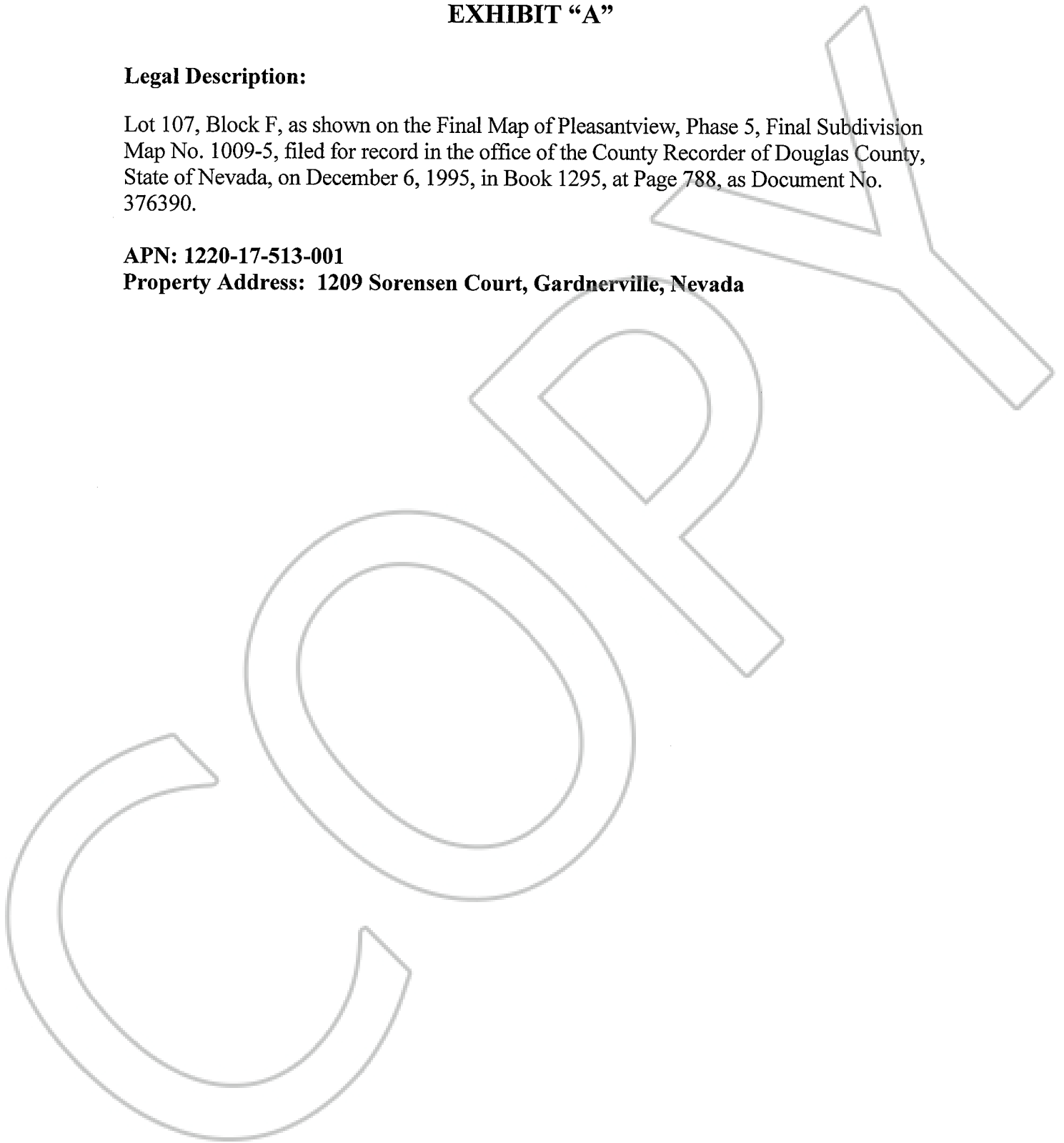
## **EXHIBIT "A"**

### **Legal Description:**

Lot 107, Block F, as shown on the Final Map of Pleasantview, Phase 5, Final Subdivision Map No. 1009-5, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 6, 1995, in Book 1295, at Page 788, as Document No. 376390.

**APN: 1220-17-513-001**

**Property Address: 1209 Sorensen Court, Gardnerville, Nevada**



# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1220-17-513-001
- 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        |  |                 |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
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: \$ \_\_\_\_\_

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 from a Trust without consideration - Certificate of Trust presented

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 *Lorraine Ehrlin* Capacity Representative

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Lorraine Ehrlin, Ttee Hans Ehrlin

Address: PO Box 6477

City: Gardnerville

State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Lorraine C. Ehrlin, Ttee Lorraine Ehrlin Trust

Address: PO Box 6477

City: Gardnerville

State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Anderson, Dorn & Rader Escrow # \_\_\_\_\_

Address: 500 Damonte Ranch Pkwy #860

City: Reno State: NV Zip: 89521