

**ASSESSOR'S PARCEL NO. 1220-13-801-052**

**WHEN RECORDED MAIL TO:**

JENSEN & JENSEN  
1514 H STREET  
MODESTO, CA 95354

**MAIL TAX NOTICES TO:**

SUSAN E. HALLA, TRUSTEE  
HOWARD P. HALLA, TRUSTEE  
816 MUSTANG LANE  
GARDNERVILLE, NV 89410

**WARRANTY DEED**

WITH NO CONSIDERATION BEING PAID, HOWARD HALLA and SUSAN HALLA, husband and wife, as joint tenants (herein, "Grantor"), whose address is 816 Mustang Lane, Gardnerville, NV 89410, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to SUSAN E. HALLA AND HOWARD P. HALLA, Trustees, or any successors in trust, under THE HOWARD P. HALLA AND SUSAN E. HALLA 2005 TRUST dated August 22, 2005 and any amendments thereto (herein, "Grantee"), whose address is 816 Mustang Lane, Gardnerville, NV 89410, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 816 Mustang Lane, Gardnerville, NV 89410

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.

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against all lawful claims whatsoever.

Dated this 1<sup>st</sup> day of August, 2019.

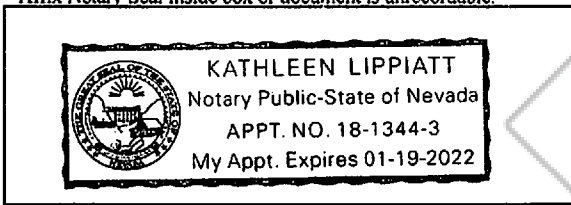
GRANTOR:

Howard Halla  
HOWARD HALLA

STATE OF Nevada  
COUNTY OF Douglas

This instrument was acknowledged before me on August 1, 2019, by HOWARD HALLA.

Affix Notary Seal inside box or document is unrecordable.



Kathleen Lippiatt  
NOTARY PUBLIC

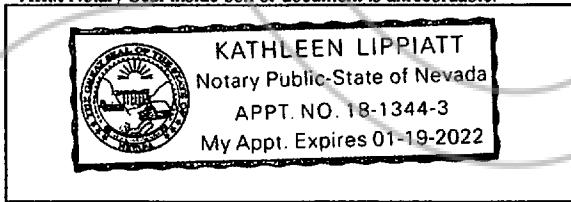
GRANTOR:

Susan Halla  
SUSAN HALLA

STATE OF Nevada  
COUNTY OF Douglas

This instrument was acknowledged before me on August 1, 2019, by SUSAN HALLA.

Affix Notary Seal inside box or document is unrecordable.



Kathleen Lippiatt  
NOTARY PUBLIC

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**Affirmation Statement**

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

The Howard P. Halla and Susan E. Halla  
2005 Trust dated August 22, 2005

Susan E. Halla  
SUSAN E. HALLA, Trustee

Howard P. Halla  
HOWARD P. HALLA, Trustee  
Grantee

**EXHIBIT A**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within the South 1/2 of the Southeast 1/4 of Section 13, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

Parcel 1-A as set forth on Parcel Map LDA 02-052 for Rory D. and Janice L. Sedgwick, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 13, 2002 in Book 1102, Page 5042, as Document No. 557667, Official Records and that certain Certificate of Amendment recorded on February 21, 2003 in Book 0203, Page 8641, Document No. 567756, Official Records.

Per NRS 111.312, this legal description was previously recorded as Document No. 2019-929911, on June 5, 2019, in the office of the Recorder of Douglas County, Nevada.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 1220-13-801-052  
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  
Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: 10/1/05 - kle  
Notes: Trust ok - kle

3. Total Value/Sales Price of Property \$ 0.00  
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:** Transfer to trust for no consideration

5. Partial Interest: Percentage being 100.00 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 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 Howard Halla Susan Halla Capacity GRANTOR  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

<b><u>SELLER (GRANTOR) INFORMATION</u></b> <b>(REQUIRED)</b>	<b><u>BUYER (GRANTEE) INFORMATION</u></b> <b>(REQUIRED)</b>
Print Name: <u>Howard Halla and Susan Halla</u>	Print Name: <u>The Howard P. Halla and Susan E.</u>
Address: <u>816 Mustang Lane</u>	Address: <u>816 Mustang Lane Halla 2005 Trust</u>
City: <u>Gardnerville</u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89410</u>	State: <u>NV</u> Zip: <u>89410</u>

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**Print Name: U.S. Deeds, P.A.**  
**Address: 423 Lithia Pincrest Rd.**  
**City: Brandon State: FL Zip: 33511**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED