

DOUGLAS COUNTY, NV

2019-938533

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

11/20/2019 01:58 PM

ETRCO

KAREN ELLISON, RECORDER

E07

APN#: 1320-29-119-004

RPTT: #7

Recording Requested By:

Western Title Company

Escrow No.: 078764-ARJ

When Recorded Mail To:

Marc W. Menezes

Traci E. Adams

1091 Conifer Drive

Minden, NV 89423

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature _____


Traci Adams

Grantor

Grant, Bargain, and Sale Deed

This document is being recorded as an accomodation only.

This page added to provide additional information required by NRS 111.312 (additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Marc W. Menezes and Traci E. Adams, husband and wife as joint tenants with right of survivorship

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Marc William Menezes and Traci Elizabeth Adams, Trustee of The Marc William Menezes and Traci Elizabeth Adams Living Trust dated September 23, 2019

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

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

Parcel 1:

Unit 368 as shown on the Final Map No. 1008-9 for WINHAVEN, UNIT NO. 9, A PLANNED UNIT DEVELOPMENT, filed for record in the office of the County Recorder of Douglas County, Nevada on July 8, 1999, in Book 799 of Official Records at Page 1253, as Document No. 472099.

Parcel 2:

A non-exclusive easement for use, enjoyment, ingress and egress over the common area as set forth in Declaration of Covenants, Conditions and Restrictions recorded September 28, 1990, in Book 990, Page 4348, as Document No. 235644, Official Records.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 0923/2019

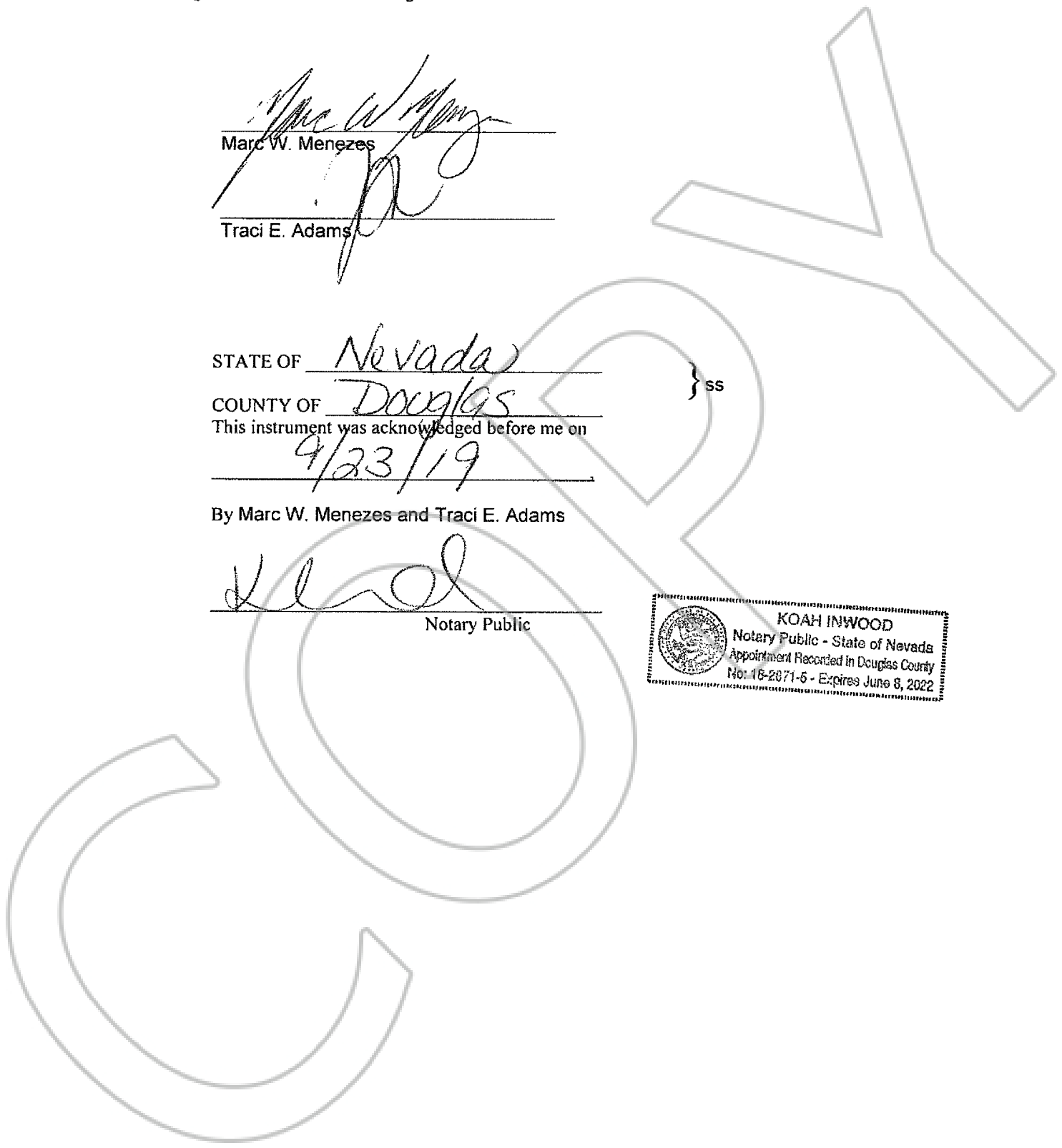
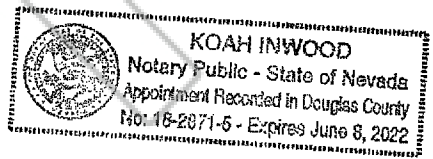
Marc W. Menezes
Marc W. Menezes
Traci E. Adams
Traci E. Adams

STATE OF Nevada }
COUNTY OF Douglas } ss

This instrument was acknowledged before me on
9/23/19

By Marc W. Menezes and Traci E. Adams

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1320-29-119-004
- 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust - JS</u>	

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 for Exemption: deed into trust 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 _____ Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Marc W. Menezes and Traci E. Adams

Print Name: Marc William Menezes and Traci Elizabeth Adams, Trustees of The Marc William Menezes and Traci Elizabeth Adams Living Trust dated September 23, 2019

Address: 1091 Conifer Drive
 City: Minden
 State: NV Zip: 89423

Address: 1091 Conifer Drive
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name:
 Address:
 City/State/Zip: