

DOUGLAS COUNTY, NV

2020-940599

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=9

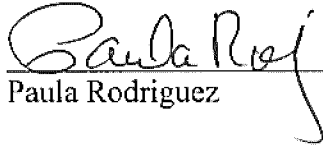
01/08/2020 09:44 AM

ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

E03

This document does not contain a social security number.


Paula Rodriguez

APN: 1420-34-310-006

Recording requested by:

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

WHEN RECORDED MAIL TO:

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

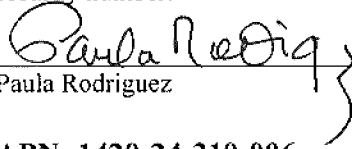
MAIL TAX STATEMENT TO/ GRANTEEES:

CORALYN J. AZEVEDO, Trustee
AZEVEDO LIVING TRUST
2686 Kayne Avenue
Minden, NV 89423

TITLE OF DOCUMENT: Grant, Bargain, Sale Deed

(This deed is being re-recorded to correct an error in the legal description in the Grant, Bargain, Sale Deed, Document No. 2019-939805, recorded on 12/18/2019.)

This document does not contain a social security number.


Paula Rodriguez

APN: 1420-34-310-006

RECORDING REQUESTED BY:

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/ GRANTEEES:

CORALYN J. AZEVEDO, Trustee
AZEVEDO LIVING TRUST
2686 Kayne Avenue
Minden, NV 89423

RPTT: \$0.00 Exempt (3)
Exempt (3): Re-Record document to correct
legal description

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

CORALYN J. AZEVEDO, a single woman,

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

CORALYN J. AZEVEDO, Trustee, or her successors in trust,
under the AZEVEDO LIVING TRUST,
dated September 10, 2019, and any amendments thereto.

EXHIBIT “A”

Legal Description:

All that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

LOT 4 IN BLOCK 1 OF RE-SUBDIVISION OF PORTIONS OF ARTEMESIA SUBDIVISION, IN THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, DOUGLAS COUNTY, NEVADA, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 23, 1962, UNDER FILE NO. 19909.

Per NRS 111.312 – The legal description appeared previously in that Quitclaim Deed, recorded on March 18, 2010, in Douglas County Records, Douglas County, Nevada, as Document No. 0760434.

APN: 1420-34-310-006

Property Address: 2686 KAYNE AVE., MINDEN NV 89423

EXHIBIT

COPY

DOUGLAS COUNTY, NV

2019-939805

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

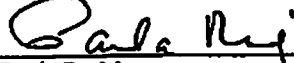
12/18/2019 10:33 AM

ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

E07

This document does not contain a social security number.


Paula Rodriguez

APN: 1420-34-310-006

RECORDING REQUESTED BY:

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/ GRANTEES:

CORALYN J. AZEVEDO, Trustee
AZEVEDO LIVING TRUST
2686 Kayne Avenue
Minden, NV 89423

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,

CORALYN J. AZEVEDO, a single woman,

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

CORALYN J. AZEVEDO, Trustee, or her successors in trust,
under the AZEVEDO LIVING TRUST,
dated September 10, 2019, and any amendments thereto.

ALL of her 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.

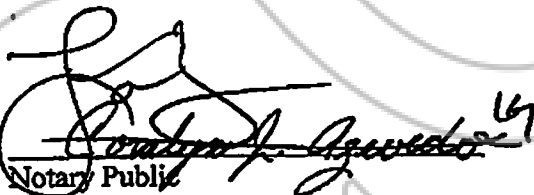
This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS my hand, this 5th day of November, 2019


CORALYN J. AZEVEDO

STATE OF NEVADA }
 }ss:
COUNTY OF DOUGLAS }

This instrument was acknowledged before me this 5th day of November, 2019, by
CORALYN J. AZEVEDO


Notary Public


 LAUREN E. GREGOREK
Notary Public
State of Nevada
Appt. No. 15-1448-S
My Appt. Expires Apr. 28, 2023

EXHIBIT "A"

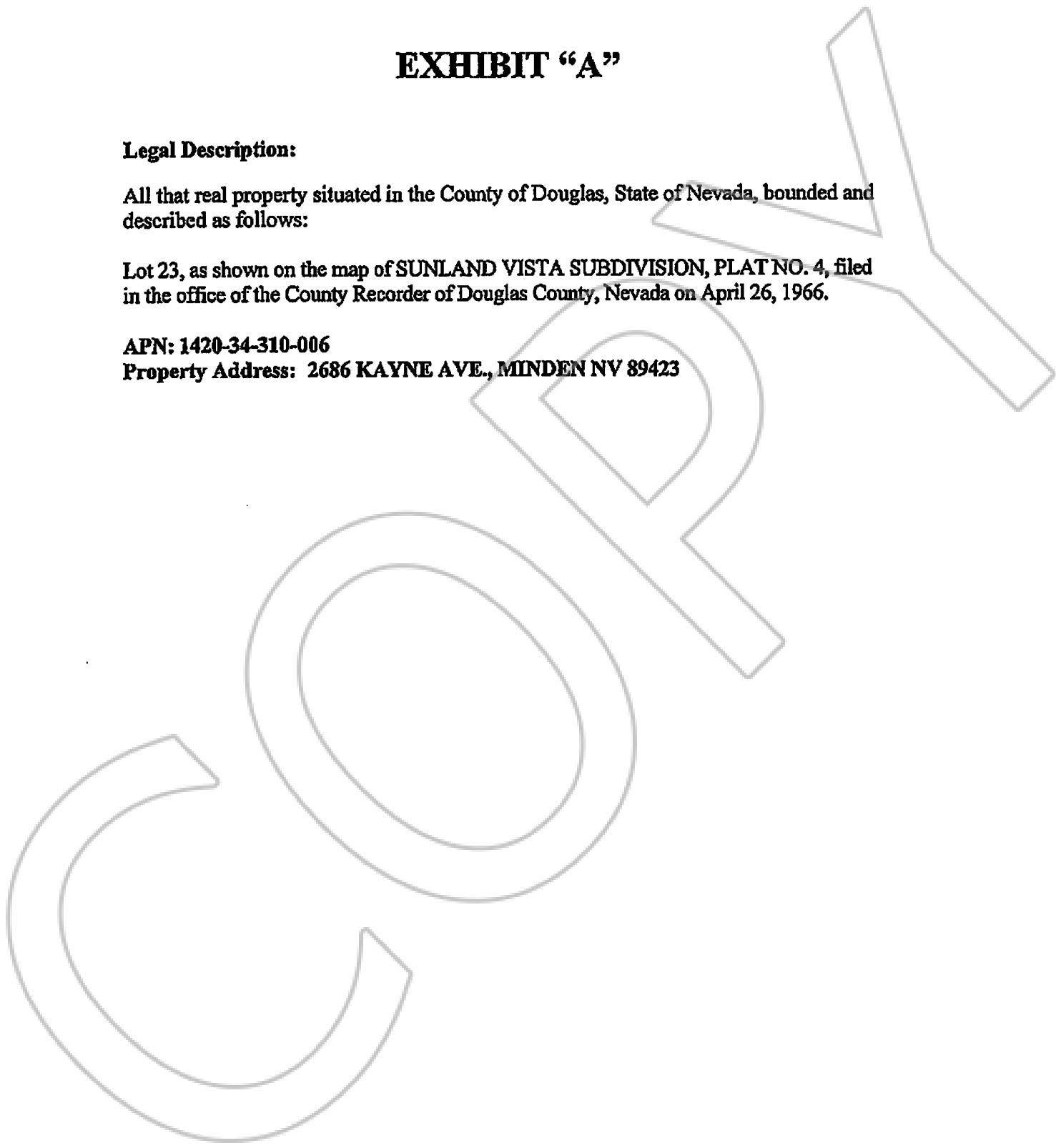
Legal Description:

All that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 23, as shown on the map of SUNLAND VISTA SUBDIVISION, PLAT NO. 4, filed in the office of the County Recorder of Douglas County, Nevada on April 26, 1966.

APN: 1420-34-310-006

Property Address: 2686 KAYNE AVE., MINDEN NV 89423



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-34-310-006
 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 Coralyn J. Azevedo Capacity Grantor
 Signature _____ Capacity _____

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

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

Print Name: CORALYN J. AZEVEDO
 Address: 2686 Kayne Avenue
 City: Minden
 State: NV Zip: 89423

Print Name: AZEVEDO LIVING TRUST
 Address: 2686 Kayne Avenue
 City: Minden
 State: NV Zip: 89423

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)

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-34-310-006
 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: _____	

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 # X3
 b. Explain Reason for Exemption: A transfer to/from a trust, made without consideration. Re-record due to incorrect legal description on doc # 2019-939805
 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 Coralyn J. Azevedo Capacity _____ Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: CORALYN J. AZEVEDO
 Address: 2686 Kayne Avenue
 City: Minden
 State: NV Zip: 89423

Print Name: AZEVEDO LIVING TRUST
 Address: 2686 Kayne Avenue
 City: Minden
 State: NV Zip: 89423

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