

DOUGLAS COUNTY, NV

2020-940879

RPTT:\$0.00 Rec:\$40.00

01/14/2020 02:50 PM

\$40.00 Pgs=2

NV LEGAL DOCS, LLC

KAREN ELLISON, RECORDER

E07

APN: 1220-17-616-010

R.P.T.T.: \$0.0

Exempt: (NRS 375.090, Section 7)

**Recording Requested By and,  
After Recording Mail To:**

Steven L. Blanc

1117 Secret Court

Gardnerville, NV 89460

**Send Subsequent Tax Bills To:**

Steven L. Blanc

1117 Secret Court

Gardnerville, NV 89460

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

**GRANT, BARGAIN AND SALE DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT,

Steven L. Blanc, a married man as his sole and separate property

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to:

Steven L. Blanc, as Trustee of The 2020 Steven Blanc Revocable Trust UAD January 13, 2020,

Whose mailing address is 1117 Secret Court, Gardnerville, NV 89460

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

LOT 38 OF FINAL MAP LDA 16-004 AND PD 04-002-2 FOR RAIN SHADOW RANCH PHASE 2, AS SHOWN ON SUBDIVISION MAP, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS, STATE OF NEVADA, ON AUGUST 10, 2017 AS FILE NO. 2017-902501.

APN: 1220-17-616-010

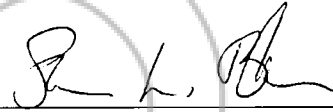
SUBJECT, HOWEVER to an obligation secured by a Deed of Trust Recorded August , 30th , 2019, as document number 2019- 934516 Official Records, Douglas County, Nevada which the grantee agrees to pay in accordance with its terms.

- SUBJECT TO: 1. Taxes for the fiscal year  
2. Covenants, Conditions, Reservations, Rights, of Way and Easements now of record.

TOGETHER with all and singular tenements, hereditaments, and appurtenances, thereunto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

Dated: January 13, 2020



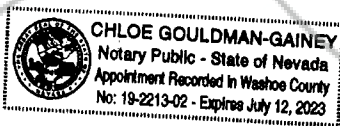
Steven L. Blanc

State of Nevada

County of Washoe

This instrument was acknowledged before me on this 13 day of January, 2020, by Steven L. Blanc.

(Notary Stamp)



NOTARY PUBLIC

# STATE OF NEVADA DECLARATION OF VALUE

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

- a) 1220-17-616-010
- 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: _____
Trust Ok BC

**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 to 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 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/Grantee \_\_\_\_\_

Signature \_\_\_\_\_ Capacity Grantor/Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Steven L. Blanc

Address: 1117 Secret Court

City: Gardnerville

State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: THE 2020 STEVEN BLANC REVOCABLE TRUST

Address: 1117 Secret Court

City: Gardnerville

State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Nv Legal Docs, LLC- Tara Jorgensen Escrow # \_\_\_\_\_

Address: 3500 Lakeside Court #213

City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)