

APN: 1320-32-210-002

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

Exempt: (NRS 375.090, Section 7)

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

Charles W. Gillies and Debra D. Vanegas
PO Box 579
Minden, NV 89423

Send Subsequent Tax Bills To:

Charles W. Gillies and Debra D. Vanegas
PO Box 579
Minden, NV 89423

I
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,

CHARLES W. GILLIES and DEBRA D. VANEGAS, husband and wife as community property with rights of survivorship,

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

CHARLES W. GILLIES and DEBRA D. VANEGAS, as co-Trustees of THE CHARLES GILLIES AND DEBRA VANEGAS Family TRUST UAD December 23, 2019.

Whose mailing address is PO Box 579, Minden, NV 89423

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

Property located in the County of Douglas in the State of Nevada. Lot 3, in Block 1, as shown on the map of Wildrose Subdivision No.2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 5, 1966, in Book 46, Page 286, as Document No. 34825.

Commonly known as 1549 Wildrose Dr., Minden, NV

SUBJECT, HOWEVER to an obligation secured by a Deed of Trust recorded September 27, 2004, as document number 2004-625074 Official Records, Douglas County, Nevada which the grantee agrees to pay in accordance with its terms.

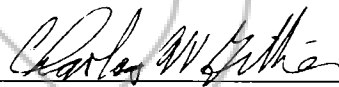
- SUBJECT TO: 1. Taxes for the fiscal year
2. Covenants, Conditions, Reservations, Rights, of Way and Easements now of record.

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

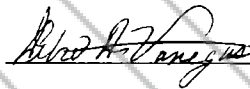
The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

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Dated: January 20, 2020



Charles W. Gillies



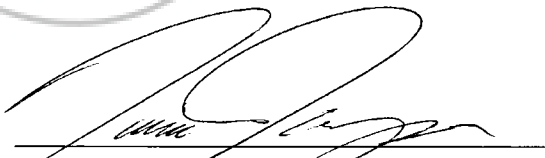
Debra D. Vanegas

State of Nevada

County of Washoe

This instrument was acknowledged before me on this 20th day of January 2020, by Charles W. Gillies and Debra D. Vanegas.

(Notary Stamp)


NOTARY PUBLIC

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1320-32-210-002
- 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 | | |

FOR RECORDERS OPTIONAL USE ONLY
 Notes: 1/30/20 Trust Ok ~A.B.

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 Charles W. Gillies & Debra Varegas Capacity Grantor/Grantee
 Signature Charles W. Gillies & Debra Varegas Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>Charles W. Gillies & Debra Varegas</u>	Print Name: <u>The Charles Gillies & Debra Varegas Family Trust</u>
Address: <u>PO Box 579</u>	Address: <u>PO Box 579</u>
City: <u>Minden</u>	City: <u>Minden</u>
State: <u>NV</u> Zip: <u>89423</u>	State: <u>NV</u> Zip: <u>89423</u>

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