

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per Nevada Revised Statutes 239B.030.)



KAREN ELLISON, RECORDER

E07

APN: 1220-03-412-005

RECORDING REQUESTED BY:

Kalicki Collier, LLP
401 Ryland Street, Suite 200
Reno, Nevada 89502

AFTER RECORDING MAIL TO:

Kalicki Collier, LLP
401 Ryland Street, Suite 200
Reno, NV 89502

MAIL TAX STATEMENT TO:

Jeffrey A. Carlton, Trustee
134 Fredericksburg Rd.
Gardnerville, NV 89460

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

GRANT, BARGAIN, SALE DEED
TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT,

Jeffrey Alan Carlton, a married man as his sole and separate property

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

Jeffrey A. Carlton, Trustee, or his successors in interest, of the Jeffrey A. Carlton Revocable Living Trust dated January 22, 2020, and any amendments thereto

All of that real property situate in the County of **Douglas**, State of **Nevada**, more particularly described in Exhibit "A" attached hereto.

Prior Recorded Doc. Ref.: Grant, Bargain, Sale Deed:
Recorded: December 14, 2012; Doc. No. 0814614

Subject To: 1. Taxes for the Current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements
now of record, if any.

WITNESS my hand, this 22nd day of January, 2020.

Jeffrey Alan Carlton



STATE OF NEVADA }
 }ss:
COUNTY OF WASHOE }

This instrument was acknowledged before me, this 22nd day of January, 2020, by Jeffrey Alan Carlton.

Notary Public

My Commission Expires: 05/14/2021

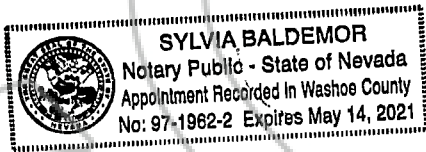
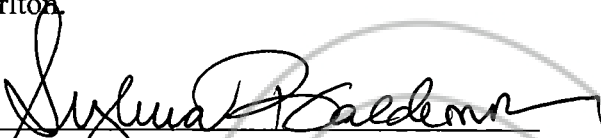


EXHIBIT "A"
LEGAL DESCRIPTION

All that real property in the County of Douglas, State of Nevada, commonly known as 1471 Southgate Drive, Gardnerville, Nevada 89410, being Assessor's Parcel Number 1220-03-412-005, specifically described as follows:

PARCEL 1:

Lot 3, in Block A, as set forth on the FINAL MAP FOR SOUTHGATE SERVICE PARK TWO (an Industrial Subdivision), filed for record in the office of the County Recorder of Douglas County, State of Nevada on April 2, 1992, in Book 492, Page 182, as Document No. 274729.

PARCEL 2:

A non-exclusive easement for ingress and egress as shown in Documents Recorded, July 30, 1990, in Book 790, Page 4348, as Document No. 231288 and Book 790, Page 4351, as Document No. 231289 and by Document amending easement Recorded, August 13, 1990, in Book 890, Page 1913, as Document No. 232249.

TOGETHER with all and singular the tenements, hereditaments and appurtenances, including easements, if any, thereto belonging or in anywise appertaining, and any revisions, remainders, rents, issues or profits thereof.

Property Address:
1471 Southgate Dr.
Gardnerville, NV 89410

APN: 1220-03-412-005

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1220-03-412-005
b) _____
c) _____
d) _____

2. Type of Property:
a) ___ Vacant Land b) x 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 RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	<u>Verified Trust - J</u>

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: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

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: Jeffrey A. Carlton Capacity: GRANTOR
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jeffrey Alan Carlton
Address: 134 Fredericksburg Rd.
City/State: Gardnerville, NV 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jeffrey A. Carlton, Trustee, or his successors in interest, of the Jeffrey A. Carlton Revocable Living Trust dated January 22, 2020
Address: 134 Fredericksburg Rd.
City/State: Gardnerville, NV 89460

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

Print Name: Kalicki Collier, LLP
Address: 401 Ryland Street, Suite 200
City, State, Zip: Reno, NV 89502

Escrow # _____

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