DOUGLAS COUNTY, NV Rec:\$40.00

2020-941984

Rec:\$40.00 Total:\$40.00

02/07/2020 04:23 PM

KAREN L. WINTERS, ATTY

Pas=3

APN: 1220-21-710-160

After Recording Mail to:

Lyn Twitchell 1337 Leonard Rd. Gardnerville, NV 89460

Mail Tax Statements to:

Same as above



KAREN ELLISON, RECORDER

E07

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, this GRANT DEED is made and entered into this 6th day of February, 2020, by and between Lyn Twitchell, a widow, Grantor, and Lyn Marie Twitchell, Trustee of the Lyn Marie Twitchell Living Trust, dated January 2, 2020, Grantee;

Grantor hereby grants, transfers, and conveys unto the said Grantee, that certain piece and parcel of real property situated in the State of Nevada, County of Douglas, described as follows:

Lot 451, as shown on the map of Gardnerville Ranchos Unit No. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374, Page 676, as File No. 72456.

Per NRS 111.312, this legal description was previously recorded as Instrument No. 0690364 on December 8, 2006, in Book 1206, Page 2968.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part.

IN WITNESS WHEREOF, the party of the first part has executed this conveyance the day and year first above written.

LYN TWITCHELL

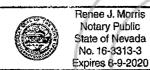
ACKNOWLEDGMENT

STATE OF NEVADA) : ss. COUNTY OF DOUGLAS)

On February 6, 2020, before me, Renee J. Morris, Notary Public, personally appeared LYN TWITCHELL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Seal



NOTARY PUBLIC

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s) a) 1220-21-710-160						
	b)				ECORDERS OP	FIONAL USE ONLY	
	d)			Book:		Page:	
2.	Type of Property:			Date of Reco	ording:		
	a) 🗖 Vacant Land	b) Single Fam. Res	3.	Notes:	eficient /	Rust of	
	c) ☐ Condo/Twnhse e) ☐ Apt. Bldg. g) ☐ Agricultural i) ☐ Other	•	/				
3.	Total Value/Sales Price of Property: \$						
	Deed in Lieu of Foreclosure Only (value of property): \$						
	Transfer Tax Value:	\$0-					
	Real Property Transfer Tax Due:			\$0-			
4.	If Exemption Claimed:						
	a. Transfer Tax Exemption, per NRS 375.090, Section: 7						
	b. Explain Reason for Exemption: This is a transfer to Grantor's trust, without consideration, and the						
Certif	- /	recorded concurrently.					
5.	Partial Interest: Perc	entage being transferred	l: <u>100</u>	%			
provide the info	ed is correct to the best of ormation provided herein.	their information and belie	f, and can ance of an	be supported by y claimed exemp	documentation i	375.110, that the information f called upon to substantiate termination of additional tax	
Pursua	nt to NRS 375.930, the Bi	ıyer and Seller shall be joi	ntly and s	everally liable fo	or any additional	amount owed.	
Signature:				Capacity: Grantor			
Signature: / / / / /				Capacity: Grantee			
SELLER (GRANTOR) INFORMATION (Required)				BUYER (GRANTEE) INFORMATION (Required)			
Print Name: Lyn Twitchell				Print Name: Lyn Twitchell			
Address: 1337 Leonard Rd.				Address: 1337 Leonard Rd.			
City/S	tate/Zip: <u>Gardnerville,</u> I	NV 89460		City/State/Zip:	: <u>Gardnerville,</u>	NV 89460	
COMP	ANY/PERSON REQUI	ESTING RECORDING	(REQ	UIRED IF NOT THE	SELLER OR BUYER)	
Print N	lame: Law Office o	f Karen L. Winters			Esc.#		
Addres	ss:P.O. Box 198	37	.				
City	Minden		States	MV	7in:	90.422	