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KAREN ELLISON, RECORDER E07

Natalia K. Vander Laan, Esq.

A.P.N.: 1220-16-311-026

Recording Requested By:)
Vander Laan Law Firm, LLC)
1624 10th St, Suite 3)
Minden, NV 89423)

When Recorded Mail to:)
Vander Laan Law Firm, LLC)
1624 10th St, Suite 3)
Minden, NV 89423)

Mail Tax Statement to:)
William and Mary Ann Middleton)
1576 East Valley Rd.)
Gardnerville, NV 89410)

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:

WILLIAM CHARLES MIDDLETON and MARY ANN MIDDLETON, who took title as WILLIAM CHARLES MIDDLETON and MARY ANN MIDDLETON, husband and wife, as community property with right of survivorship,

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

WILLIAM CHARLES MIDDLETON and MARY ANN MIDDLETON, Trustees or their successors in trust, under the WILLIAM CHARLES MIDDLETON AND MARY ANN MIDDLETON REVOCABLE LIVING TRUST, dated September 4, 1998, and any amendments thereto.

ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described below, together with all improvements, tenements, hereditaments, and

appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues of profits thereof.

Legal description:

LOT 5, IN BLOCK B, AS SET FORTH ON THE MAP OF DOWNTOWN GRIZ SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 7, 1991, IN BOOK 1091, PAGE 1054, AS DOCUMENT NO. 262042.

Subject to:


1. Taxes for the current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easement now of record, if any.

This deed was prepared without the benefit of 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.

Executed on February 13, 2020, in Douglas County, State of Nevada.



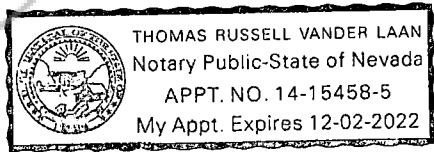
 WILLIAM CHARLES MIDDLETON



 MARY ANN MIDDLETON

STATE OF NEVADA)
): ss
 COUNTY OF Douglas)

This instrument was acknowledged before me this 13th day of February, 2020, by WILLIAM CHARLES MIDDLETON and MARY ANN MIDDLETON.





 NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-16-311-026
 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: <u>2/14/20</u> | |
| NOTES: <u>Joint Owners</u> | |

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 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 of title to or from a trust, if the transfer is made without consideration.

5. Partial Interest: Percentage being transferred: 100.00 %

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 Wm Middleton Capacity Grantor/Grantee

Signature Mary Ann Middleton Capacity Grantor/Grantee

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

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

Print Name: William Charles & Mary Ann Middleton
 Address: 1576 East Valley Rd.
 City: Gardnerville
 State: NV Zip: 89423

Print Name: William Charles & Mary Ann Middleton, Trustees
 Address: 1576 East Valley Rd.
 City: Gardnerville
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Vander Laan Law Firm LLC Escrow # _____

Address: 1624 10th St, Suite 3

City: Minden State: NV Zip: 89423

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