

THE UNDERSIGNED HEREBY AFFIRMS THAT
THIS DOCUMENT DOES NOT CONTAIN A
SOCIAL SECURITY NUMBER.



KAREN ELLISON, RECORDER

E07

APN: 1320-30-110-015

MAIL TAX STATEMENTS TO:
GERALD SHANNON ROUSSEAU II
1788 Mahogany Circle
Minden, NV 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned grantor declares: \$0.00 DOCUMENTARY TRANSFER TAX Exemption # 7.
Transfer to or from a trust for \$0.00 consideration.

THIS INDENTURE, made and entered into this 19th day of February, 2020, by and between,
Grantor, Gerald Shannon Rousseau II, an unmarried man; and Grantee, Gerald Shannon Rousseau II as
Trustee of the Gerald Shannon Rousseau II Revocable Living Trust dated February 19, 2020

All that real property situated in the city of Minden, County of Douglas, State of Nevada, described as:

See exhibit "A"

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS,
AND LIMITATIONS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights,
privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining
unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever
in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding
any of the creditors of the Grantor(s)


Signature Grantor, Gerald Shannon Rousseau II

STATE OF NEVADA)
) ss
Carson City)

On this 19th day of February, 2020 personally appeared before me, Sarah F. Morey, the undersigned, a Notary Public, in and for the County of Carson, State of Nevada, Gerida Shannon Bassett, personally known to me or proved to me to be the person who executed the foregoing Grant Deed for Real Property, and who acknowledged to me that he/she did so freely and voluntarily and for the uses and purposes herein stated.



Sarah F. Morey
NOTARY PUBLIC

COPY

EXHIBIT A

A.P.N.: 1320-30-110-015

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 16, Block A, as set forth on the Map of WESTWOOD PARK UNIT NO IV, PHASE B, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1994, in Book 694, Page 27, as Document No. 338620.

Together with an undivided 1/21st interest in and to the Common Area lying within the interior lines as set forth on the Map of WESTWOOD PARK UNIT NO. IV, PHASE B, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1994, in Book 694, Page 27, as Document No. 338620. Excepting therefrom that portion of said land granted to Westwood Park Homeowner's Association shown in the Documents No. 477672 through 477692. Together with all that certain real property granted to the Westwood Park Homeowners Associations in Grand, Bargain and Sale Deed recorded April 11, 2000, in Book 400, Page 1715, Document No. 489707, Official Records, Douglas County, Nevada.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1320-30-110-015
- 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: <u>AT-Trust OK.</u>

3. Total Value/Sales Price of Property:

\$ 350,000
 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 or from a trust for \$0.00 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 Gerald Shannon Rousseau Jr Capacity Grantee
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Gerald Shannon Rousseau II
 Address: 1788 Mahogany Circle
 City: Minden
 State: NV Zip: 89423

(REQUIRED)
 Print Name: Gerald Shannon Rousseau II Revocable Living Trust
 Address: 1788 Mahogany Circle
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____