

A.P.N.: 1220-21-710-245
File No: 143-2582550 (mk)
R.P.T.T.: \$0 #7



KAREN ELLISON, RECORDER E07

When Recorded Mail To: Mail Tax Statements To:
The Sterling and Linda Nelson Revocable Living Trust
671 Joette Drive
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sterling J. Nelson and Linda . Nelson, husband and wife as joint tenants with right of survivorship

do(es) hereby GRANT, BARGAIN and SELL to

Sterling J. Nelson and Linda D. Nelson, as trustees of The Sterling and Linda Nelson Revocable Living Trust, dated March 10, 2014

the real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 58, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 27, 1974 IN BOOK 374, PAGE 676 AS DOCUMENT NO. 72456.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 02/11/2020

Sterling J. Nelson
Sterling J. Nelson
Linda Nelson
Linda Nelson


STATE OF **NEVADA**)
)
) :SS.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on this:
5 day of March, 2020

By: **Sterling J. Nelson and Linda D. Nelson**

By: *Emily Tobias* / Its: _____

Notary Public
(My commission expires: 5/31/21)

 **EMILY TOBIAS**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 17-2785-5 - Expires May 31, 2021

STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: Verified Trust

1. Assessor Parcel Number (s)

- (a) 1220-21-710-245
(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

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: _____ %

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: St. Nelson Capacity: Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: sterling J. Nelson

Address: 671 Joette Dr

City: bartonville

State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Nelson trust

Address: same

City: _____

State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)