

APN: 1420-34-310-017

WHEN RECORDED RETURN TO:  
Ryan J. Earl, Esq.  
548 W. Plumb Lane, Suite B  
Reno, NV 89509



KAREN ELLISON, RECORDER

E07

MAIL TAX STATEMENTS TO:  
Edmund S. Oliver, Trustee  
2652 Gordon Avenue  
Minden, NV 89423

**GRANT, BARGAIN AND SALE DEED**

This indenture is made and given this 14 day of FEB, 2020, by and between Edmund S. Oliver, an unmarried man (herein "Grantor"), and Edmund S. Oliver, Trustee of the Edmund S. Oliver Family Trust dated February 14, 2020 (herein "Grantee").

Witnesseth, that the Grantor, without consideration, does by this instrument grant, bargain, sell, remit and convey to the Grantee and Grantee's successors and assigns forever, all of Grantor's right, title and interest, right in that certain real property situate in the County of Douglas County, State of Nevada, commonly known as 2652 Gordon Avenue, Minden, Nevada (APN: 1420-34-310-017), and more particularly described as:


See Exhibit A attached hereto.

Together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion and reversions, remainder and remainders, rents, issues or profits thereof.

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TO HAVE AND TO HOLD the said premises, together with the appurtenances,  
unto the grantee and its representatives, heirs and assigns.

Dated this 14 day of FEB, 2020.

  
\_\_\_\_\_  
Edmund S. Oliver

STATE OF NEVADA            )  
  :SS.  
COUNTY OF WASHOE        )

On this 14 day of Feb, 2020, personally appeared before me, a notary public, Edmund Stewart Oliver, personally known or proved to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the foregoing instrument.

  
\_\_\_\_\_  
Notary Public

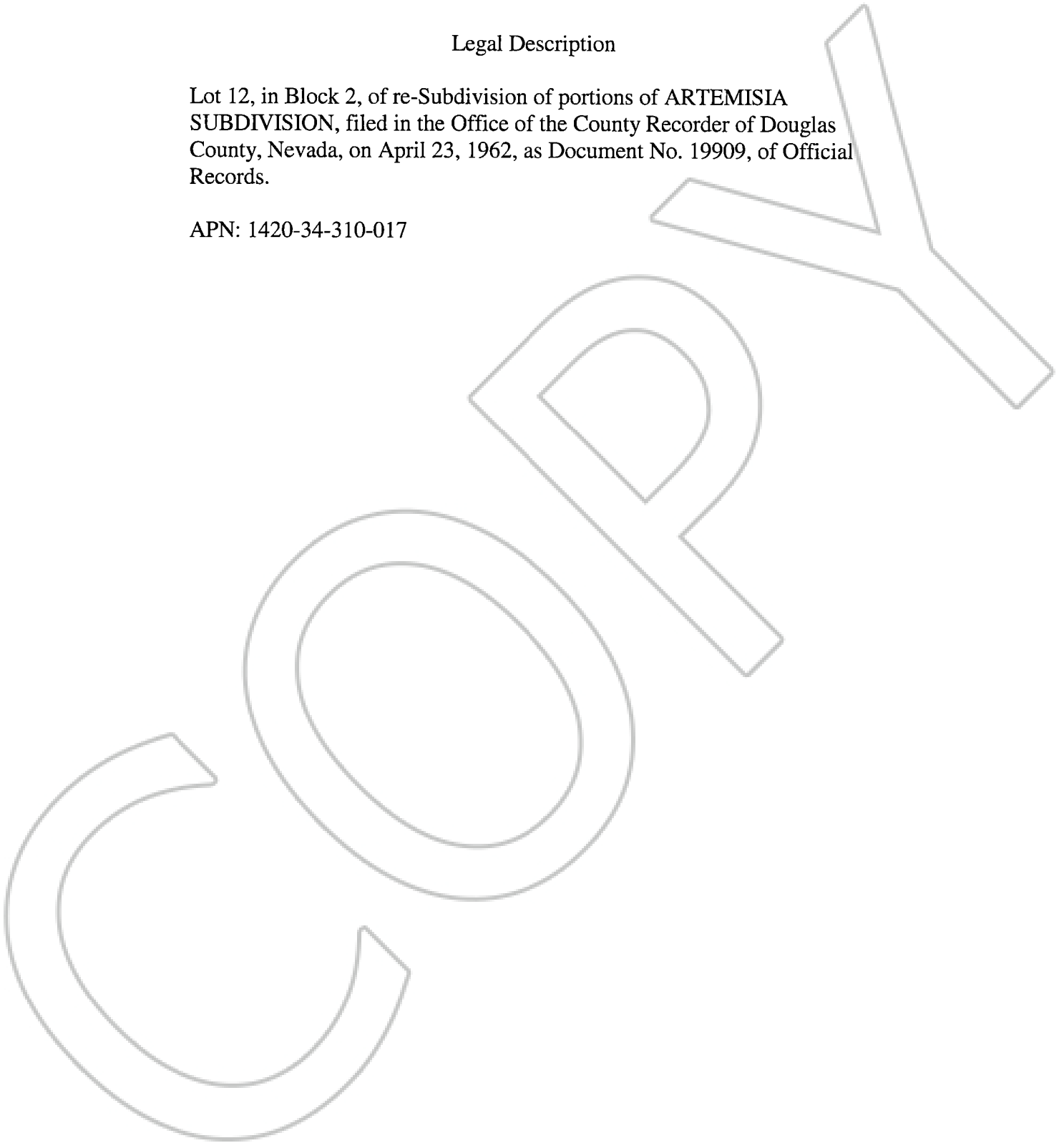
 **BIANCA KENNER**  
Notary Public - State of Nevada  
Appointment Recorded in Storey County  
No: 07-3121-16 - Expires April 9, 2023

EXHIBIT A

Legal Description

Lot 12, in Block 2, of re-Subdivision of portions of ARTEMISIA  
SUBDIVISION, filed in the Office of the County Recorder of Douglas  
County, Nevada, on April 23, 1962, as Document No. 19909, of Official  
Records.

APN: 1420-34-310-017



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-34-310-017  
 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: _____	
NOTES: <u>3/11/20 Trust of nls</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: Transfer into a trust for no 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 *Ryan Earl* Capacity Attorney  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Edmund S. Oliver  
 Address: 2652 Gordon Avenue  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: Edmund S. Oliver, Trustee  
 Address: 2652 Gordon Avenue  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)  
 Print Name: Ryan J. Earl, Esq. Escrow # N/A  
 Address: 548 W. Plumb Lane, Suite B  
 City: Reno State: NV Zip: 89509

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