

DOUGLAS COUNTY, NV

2020-943416

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

03/12/2020 11:37 AM

FIDELITY NATIONAL AGENCY SOLUTIONS

KAREN ELLISON, RECORDER

E07

APN: 1420-33-610-007

Return to & Mail Tax Statements to:
John P. Herzog
1325 Sanden Lane
Minden, NV 89423

Property Tax ID#: 1420-33-610-007
Order #: CFT-R20NV104897

DEED OF GRANT

This indenture made this 6th day of March, 2020, between JOHN P. HERZOG, AS TRUSTEE OF THE HERZOG REVOCABLE LIVING TRUST, DATED OCTOBER 18, 2004, Grantor, and JOHN P. HERZOG, of 1325 Sanden Lane, Minden, NV 89423, Grantee.

Witnesseth, that said Grantor, for in consideration of the sum of ZERO and 00/100 (\$0.00) DOLLARS, and other good and valuable considerations in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Douglas County, Nevada, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:
LOT 7, BLOCK 3, AS SHOWN ON THE PLAT OF MOUNTAIN VIEW ESTATES NO. 2 RECORDED OCTOBER 24, 1979, IN BOOK 1079 OF OFFICIAL RECORDS, AT PAGE 1962, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 38123.

Parcel ID: 1420-33-610-007

Property Address: 1325 Sanden Lane, Minden, NV 89423

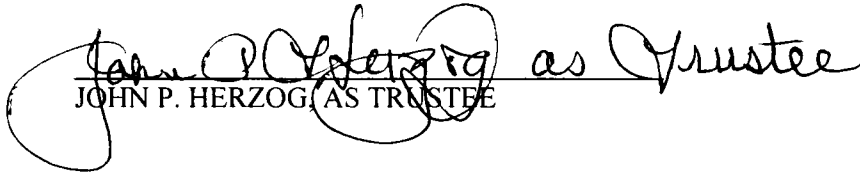
The previously recorded vesting deed was recorded on 05/15/2019, in Instrument No. 2019-929047, in the Douglas County Book of Official Records.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and reminders, rents, issues and profits thereof.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim

whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Witness the following signatures and seals:


JOHN P. HERZOG, AS TRUSTEE

STATE OF Nevada

COUNTY OF Douglas

The foregoing, Deed of Grant was acknowledged before me this 6th day of March, 2020, BY JOHN P. HERZOG, AS TRUSTEE OF THE HERZOG REVOCABLE LIVING TRUST, DATED OCTOBER 18, 2004.




Notary Public Donna Peacocke
My Commission Expires: 07/27/2021

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-33-610-007
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - JS</u>	

- 3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (0.00))
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: REMOVING FROM 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 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 Michelle Doyle Capacity: AGENT

Signature Michelle Doyle Capacity: AGENT

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: John P. Herzog, as Trustee *
 Address: 1325 Sanden Lane
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: John P. Herzog
 Address: 1325 Sanden Lane
 City: Minden
 State: NV Zip: 89423

* of the Herzog Revocable Living Trust, Dated October 18, 2004
COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: FNAS Escrow # CFT-R20NV104897
 Address: 6500 PINECREST DR STE 600
 City: PLANO State: TX Zip: 75024