

APN: 1220-24-601-046

**RECORDING REQUESTED BY and  
AFTER RECORDING MAIL THIS DOCUMENT TO:**

Gene M. Kaufmann, Esq.  
SULLIVAN LAW  
1625 State Route 88, Suite 401  
Minden, NV 89423



KAREN ELLISON, RECORDER

E07

**MAIL TAX STATEMENTS TO GRANTEE:**

Diane Mallory Thomure, Trustee  
1969 Mule Lane  
Gardnerville, NV 89410

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. *(Per NRS 239B.030)*

**GRANT DEED**

For no consideration, Diane Mallory Thomure, who took title as Diane M. Thomure, an unmarried woman

Hereby GRANTS to Diane Mallory Thomure, Trustee of the Thomure Family Trust dated March 6, 2020,

the following real property situated in the County of Douglas, State of Nevada:

**PARCEL 1:**

PARCEL C, AS SHOWN ON THAT PARCEL MAP FOR PHIL SULLIVAN, RECORDED JUNE 16, 1980, IN BOOK 680 OF OFFICIAL RECORDS, AT PAGE 1330, AS DOCUMENT NO. 45330, DOUGLAS COUNTY, NEVADA, BEING A PARCEL MAP OF LOT 6, AS SHOWN ON THE OF RUHENSTROTH RANCHOS SUBDIVISION, RECORDED APRIL 14, 1965, AS DOCUMENT NO. 27706, AND AS SAID LOT 6 SHOWN ON THE AMENDED MAP OF RUHENSTROTH RANCHOS SUBDIVISION, RECORDED MARCH 11, 1976, AS DOCUMENT NO. 88873, BOTH OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

**PARCEL 2:**

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER AND ACROSS THE NORTH 25 FEET OF PARCELS A & B, AS SET FORTH ON SAID PARCEL MAP.

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.

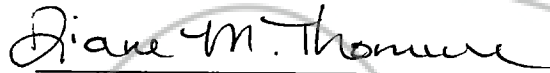
Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Commonly known as: 1969 Mule Lane, Gardnerville, NV 89410

The undersigned Grantor declares:

**Documentary transfer tax is \$0.00.** No consideration given. This conveyance transfers the Grantor's interest to the trustee of her revocable living trust.

Dated: March 6, 2020.



Diane Mallory Thomure  
also known as Diane M. Thomure

**CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Nevada )

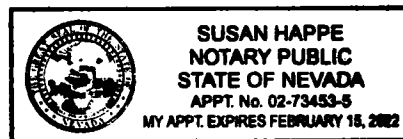
County of Douglas )

On March 6, 2020, before me, Susan C. Happe, a notary public, personally appeared Diane Mallory Thomure, also known as Diane M. Thomure, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1220-24-601-046
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>3/13/20</u>	
NOTES: _____	

- 3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
Transfer Tax Value: \$ \_\_\_\_\_  
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 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 Diane M. Thomure Capacity \_\_\_\_\_ Grantor

Signature Diane M. Thomure Capacity \_\_\_\_\_ Grantor

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

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

Print Name: Diane M. Thomure  
Address: 1969 Mule Lane  
City: Gardnerville  
State: NV Zip: 89410

Print Name: Diane Mallory Thomure, Trustee  
Address: 1969 Mule Lane  
City: Gardnerville  
State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Gene M. Kaufmann Esq., Sullivan Law Escrow # \_\_\_\_\_  
Address: 1625 State Route 88, Ste. 401  
City: Minden State: NV Zip: 89423