


There is no Social Security Number in this document.


Paula L. Rodriguez

APN: 1420-28-313-003

RECORDING REQUESTED BY:

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Ste. 860
Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Ste. 860
Reno, Nevada 89521

MAIL TAX STATEMENT TO:

STEVEN R. ACCINELLI and ROBIN R. ACCINELLI
ACCINELLI LIVING TRUST
2886 San Jose Court
Minden, NV 89423

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

STEVEN R. ACCINELLI and ROBIN R. ACCINELLI,
husband and wife, as joint tenants with right of survivorship,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

STEVEN R. ACCINELLI and ROBIN R. ACCINELLI, Trustees,
or their successors in trust, under the ACCINELLI LIVING TRUST,
dated December 23, 2019, and any amendments thereto.

It is the intent of the Trustors to characterize this asset as the Community Property of STEVEN R. ACCINELLI and ROBIN R. ACCINELLI.

ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To: 1. Taxes for the Current fiscal year, paid current
2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS our hands, this 28th day of January, 2020

(Signature)
STEVEN R. ACCINELLI

(Signature)
ROBIN R. ACCINELLI

STATE OF NEVADA }
 } ss:
COUNTY OF DOUGLAS }

This instrument was acknowledged before me, this 28th day of January, 2020 by STEVEN R. ACCINELLI and ROBIN R. ACCINELLI.

(Signature)
Notary Public

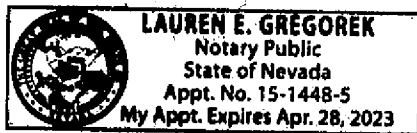


EXHIBIT "A"

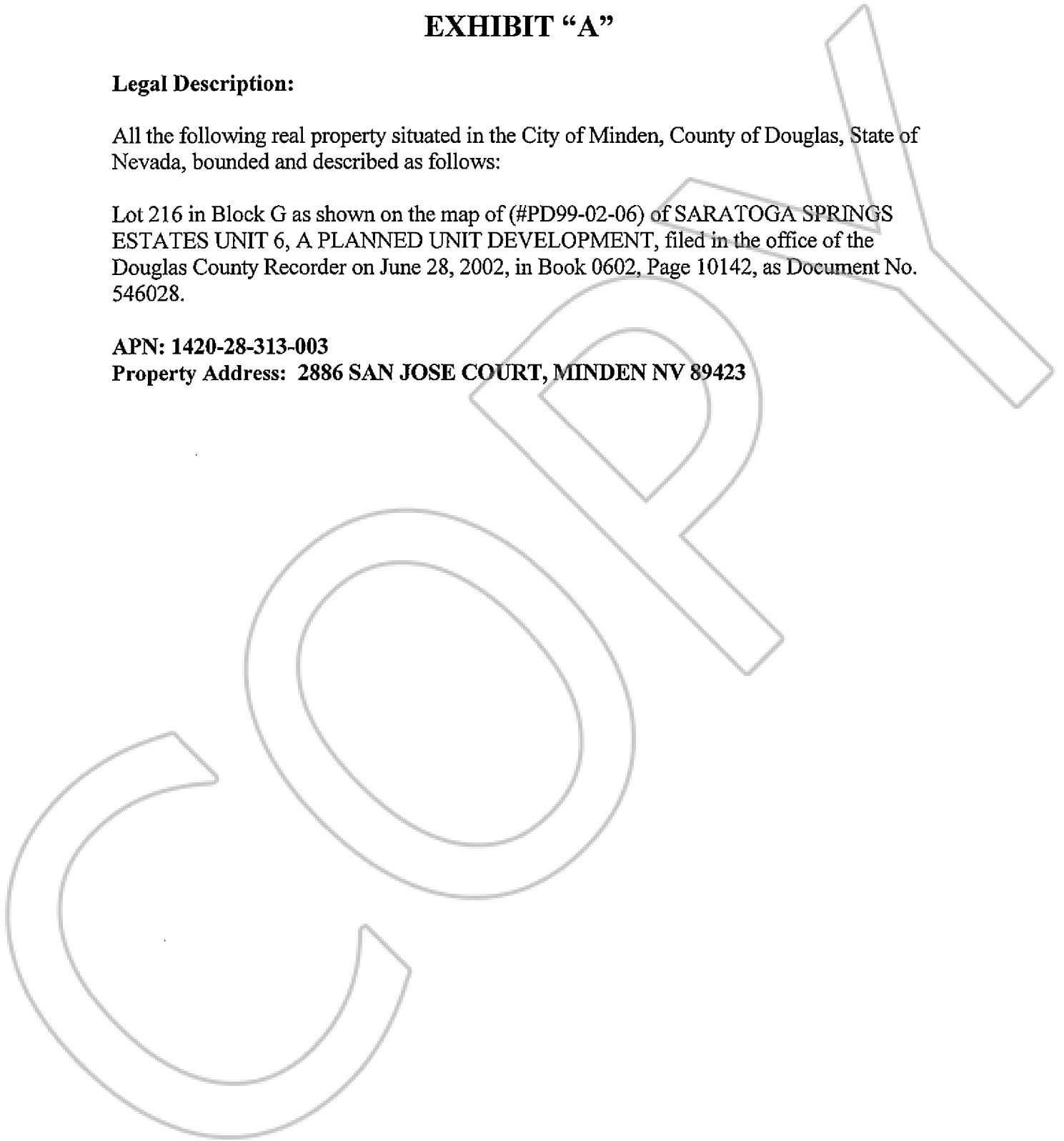
Legal Description:

All the following real property situated in the City of Minden, County of Douglas, State of Nevada, bounded and described as follows:

Lot 216 in Block G as shown on the map of (#PD99-02-06) of SARATOGA SPRINGS ESTATES UNIT 6, A PLANNED UNIT DEVELOPMENT, filed in the office of the Douglas County Recorder on June 28, 2002, in Book 0602, Page 10142, as Document No. 546028.

APN: 1420-28-313-003

Property Address: 2886 SAN JOSE COURT, MINDEN NV 89423



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1420-28-313-003
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>Verified Trust JS</u>	

3. Total Value/Sales Price of Property: \$ _____
Deed in Lieu of Foreclosure Only (value of property) (_____)
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: A transfer to/from a trust, made without 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 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 [Handwritten Signature] Capacity Grantor
Signature [Handwritten Signature] Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
STEVEN R. ACCINELLI and
Print Name: ROBIN R. ACCINELLI
Address: 2886 San Jose Court
City: Minden
State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: ACCINELLI LIVING TRUST
Address: 2886 San Jose Court
City: Minden
State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)
Print Name: Anderson, Dorn & Rader, Ltd. Escrow # _____
Address: 500 Damonte Ranch Pkwy, Suite 860
City: Reno State: NV Zip: 89521