

APN: 1220-16-114-002

After Recording, Mail to:

Kurt & Violaine Ahart  
984 Pleasant View Ct.  
Gardnerville, NV 89460

Mail Tax Statements to:

Same as above



KAREN ELLISON, RECORDER

E07

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

## GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, this GRANT DEED is made and entered into this 15<sup>th</sup> day of April, 2020, by and between KURT A. AHART and VIOLAINE M. AHART, husband and wife, Grantors, and Violaine Marie Ahart and Kurt Andrew Ahart, Trustees of the Violaine and Kurt Ahart Living Trust, dated April 15, 2020, Grantee;

Grantor hereby grants, transfers, and conveys unto the said Grantee, that certain piece and parcel of real property situated in the State of Nevada, County of Douglas, described as follows:

Lot 30, in Block B, of the Final Map of PLEASANTVIEW PHASE II, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada, on March 19, 1992, in Book 392, Page 3138, as Document No. 273622 and by Certificate of Amendment recorded May 23, 1994, in Book 594, Page 3786, as Document No. 338034.

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Per NRS 111.312, this legal description was previously recorded as Document No. 0511397 in Book 0301, Page 8168, on March 30, 2001.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part.

IN WITNESS WHEREOF, the party of the first part has executed this conveyance the day and year first above written.

  
KURT A. AHART

  
VIOLAINE M. AHART

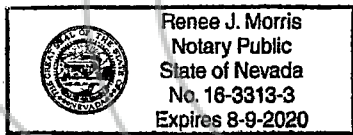
**ACKNOWLEDGMENT**

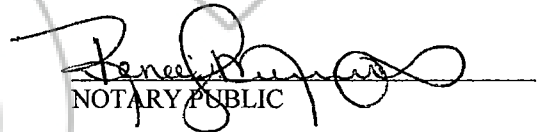
STATE OF NEVADA )  
 ) : ss.  
COUNTY OF DOUGLAS )

On April 15, 2020, before me, Renee J. Morris, Notary Public, personally appeared KURT A. AHART and VIOLAINE M. AHART, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Seal



  
NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) 1220-16-114-002
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	<u>Trust cert OK - KLE</u>

**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:**

\$                     -0-

Deed in Lieu of Foreclosure Only (value of property): \$                     -0-

Transfer Tax Value: \$                     -0-

Real Property Transfer Tax Due: \$                     -0-

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption This is a transfer to trust without consideration, and a certificate of trust is being recorded concurrently

**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: [Signature] Capacity: Grantor

Signature: Violaine Marie Ahart Capacity: Grantee

**SELLER (GRANTOR) INFORMATION (Required)**

Print Name: Kurt A. Ahart

Address: <sup>934</sup> 992 Pleasantview Ct.

City/State/Zip: Gardnerville, NV 89460

**BUYER (GRANTEE) INFORMATION (Required)**

Print Name: Violaine M. Ahart

Address: <sup>934</sup> 992 Pleasantview Ct.

City/State/Zip: Gardnerville, NV 89460

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# \_\_\_\_\_

Address: P.O. Box 1987

City: Minden State: NV Zip: 89423