

DOUGLAS COUNTY, NV

2020-946673

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

05/27/2020 09:13 AM

ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

E07

This document does not contain a social security number.



Anderson, Dorn & Rader, Ltd.

APN: 1420-33-411-002

RECORDING REQUESTED BY:

Bryce L. Rader, Esq.
Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

AFTER RECORDING MAIL TO:

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

MAIL TAX STATEMENT TO:

Eva Jean Luce, Trustee
651 Ridge Street
Portola, CA 96122

RPTT: \$0.00 Exempt (7) - A transfer of title to/from a trust, without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

EVA JEAN LUCE, Trustee of
THE McFADDEN TRUST, dated February 23, 1996

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

EVA JEAN LUCE, Trustee,
or her successors in trust, of
EJL TRUST, under The McFadden Trust, dated February 23, 1996

ALL 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, 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 my hand, this 12 day of May, 2020.

Eva Jean Luce
 EVA JEAN LUCE, Trustee

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 CALIFORNIA)
)
 COUNTY OF _____)
)
) SS
)

On _____, 2020, before me, _____, a Notary Public, personally appeared EVA JEAN LUCE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument.

 Notary Public

(Please find attached CA Notary Acknowledgment)

ACKNOWLEDGMENT

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 California
County of Plumas

On 5/12/2020 before me, Kimber Leigh Conner, Notary Public
(insert name and title of the officer)

personally appeared Eva Jean Luce
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature _____ (Seal)

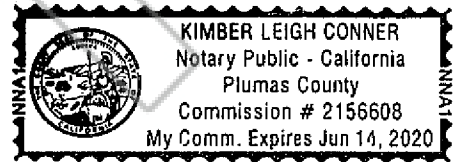


EXHIBIT "A"

Legal Description:

Lot 11, as set forth on that Subdivision Map Entitled WILDHORSE ANNEX UNIT NO. 1, a Planned Unit Development, recorded January 6, 1994, in Book 194 at Page 1080, Official Records of Douglas County, State of Nevada, as Document No. 327012.

Excepting therefrom all minerals, oil, gas and other hydrocarbons, as excepted in Deed to STOCK PETROLEUM CO., INC., recorded March 13, 1980 in Book 380 at Page 1315 Official Records of Douglas County, Nevada, as Document No. 42677.

APN: 1420-33-411-002

Property Address: 2632 Fawn Fescue Court, Minden, Nevada

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 1420-33-411-002
 b) _____
 c) _____
 d) _____

2. Type of Property:

a) <input type="checkbox"/>	Vacant Land	b) <input checked="" type="checkbox"/>	Single Fam Res.
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg.	f) <input type="checkbox"/>	Comm'l/Ind'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other		

FOR RECORDERS OPTIONAL USE ONLY
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: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption:
Transfer from a Trust without consideration - Certificate of Trust provided

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 Representative
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Eva Luce, Ttee McFadden Trust
 Address: 1630 Commonwealth Circle
 City: Reno
 State: NV Zip: 89503

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Eva J. Luce, Ttee EJM Trust
 Address: 1630 Commonwealth Circle
 City: Reno
 State: NV Zip: 89503

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Anderson Dorn & Rader, Ltd. Escrow # _____
 Address: 500 Damonte Ranch Pkwy #860
 City: Reno State: NV Zip: 89521