

DOUGLAS COUNTY, NV

2020-949831

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

07/28/2020 11:52 AM

MAUPIN, COX & LEGOY

KAREN ELLISON, RECORDER

E07

APN: 1319-03-710-003

Recording requested by:
Maupin, Cox & LeGoy

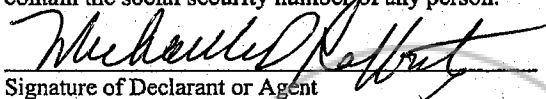
After recordation, return Grant Deed and mail future
property tax statements to the following address:

Robert E. Whear and Twyila S. Whear, Co-Trustees
The Whear Children's Residence Holding Trust
P. O. Box 1707
Gardnerville, Nevada 89410

GRANT DEED

RPTT - \$0

Pursuant to NRS Section 239B.030, the undersigned hereby
affirms that this document submitted for recording does not
contain the social security number of any person.


Signature of Declarant or Agent

Without consideration, Todd R. Whear, a married man, as his sole and separate property, as to an undivided thirty-three and one-thirds percent (33 1/3%) interest, Carolyn J. Whear, an unmarried woman, as to an undivided thirty-three and one-thirds percent (33 1/3%), and to Marianne Whear Anthony, a married woman, as her sole and separate property, as to an undivided thirty-three and one-thirds percent (33 1/3%) interest, as tenants in common, hereby grant, bargain, and sell with full warranty of title, to Robert E. Whear and Twyila S. Whear, as Co-Trustees of The Whear Children's Residence Holding Trust, established under Agreement dated July 13th 2020, their interest consisting of a one hundred percent (100%) interest in the real property situated in the County of Douglas, State of Nevada, the legal description of which is as follows:

Lot 48 in Block J as shown on the Final Map entitled Genoa Lakes Phase I, a Planned Unit Development, that was recorded March 16, 1993, as Document Number 302137 in Book 393, Page 3260, of Official Records of Douglas County, Nevada.

APN: 1319-03-710-003

Street Address: 2493 Genoa Aspen Circle, Genoa, Nevada

The mailing address of the Grantors and Grantee is P.O. Box 1707, Gardnerville,

Nevada 89410.

This conveyance is subject to the following liens and encumbrances:

1. The lien of general and special real property taxes and assessments for the fiscal year July 1, 2020, through June 30, 2021.
2. Covenants, conditions, restrictions, reservations, easements, and rights-of-way of record.

This conveyance includes all water and water rights, ditch and ditch rights, and minerals and mineral rights appurtenant to the real property, the tenements, hereditaments, and appurtenances of the real property, and the rents, issues, and profits thereof.

Dated this 13th day of July —, 2020.

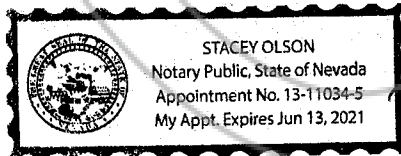
Todd R. Whear
 Todd R. Whear

Carolyn J. Whear
 Carolyn J. Whear

Marianne Whear Anthony
 Marianne Whear Anthony

STATE OF NEVADA)
)
 COUNTY OF DOUGLAS)

The foregoing Grant Deed was acknowledged before me on July 13th, 2020, by Todd R. Whear, a married man dealing with his sole and separate property.



Stacey Olson
 Notary Public

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STATE OF NEVADA }
 }
COUNTY OF DOUGLAS }

The foregoing Grant Deed was acknowledged before me on July 13th, 2020, by Carolyn J. Whear, an un married woman.

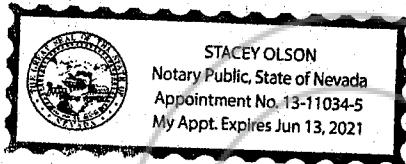


Stacey Olson

Notary Public

STATE OF NEVADA }
 }
COUNTY OF DOUGLAS }

The foregoing Grant Deed was acknowledged before me on July 13th, 2020, by Marianne Whear Anthony, a married woman dealing with her sole and separate property.



Stacey Olson

Notary Public

STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page _____
Date of Recording: _____	
Notes: <u>Verified Trust - JS</u>	

1. **Assessor Parcel Number (s)**
 a) 1319-03-710-003
 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

3. **Total Value/Sales Price of Property:**
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ Exempt

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section : 7
 b. Explain Reason for Exemption: Transfer without consideration to a Trust

5. **Partial Interest:** Percentage being transferred: Grantors are transferring 100% of their respective interest as follows: Todd R. Whear (33 1/3% interest); Carolyn J. Whear (33 1/3% interest); Marianne Whear Anthony (33 1/3% interest) as tenants in common.

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 Michael D Rafferty Capacity: Attorney for Grantor/Grantees
 Michaelle D. Rafferty, Esq., attorney for Todd R. Whear, Carolyn J. Whear, and Marianne Whear Anthony (Grantors), and Robert E. Whear and Twyila S. Whear, as Co-Trustees under The Whear Children's Residence Holding Trust under Agreement dated July 13, 2020, (Grantee).

SELLER (GRANTOR) INFORMATION
Print Name: Todd R. Whear, Carolyn J. Whear, and Marianne Whear Anthony
Address: P. O. Box 1707
City: Gardnerville
State: NV **Zip:** 89410

BUYER (GRANTEE) INFORMATION
Print Name: Robert E. Whear and Twyila S. Whear, Co-Trustees, The Whear Children's Residence Holding Trust
Address: P. O. Box 1707
City: Gardnerville
State: NV **Zip:** 89410

COMPANY/PERSON REQUESTING RECORDING(Required if not the Seller or Buyer)
Print Name: Maupin, Cox & LeGoy **Escrow #** N/A
Address: 4785 Caughlin Parkway
City: Reno **State:** Nevada **Zip:** 89520

(As a Public Record this Form May Be Recorded)