DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3 2020-951086

08/20/2020 08:16 AM ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

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This document does not contain a social security namber.

APN: 1319-15-000-025

# RECORDING REQUESTED BY:

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 /GRANTEE'S ADDRESS:

JOHN PLATT and CHRISTINE PLATT, Trustees PLATT 2020 LIVING TRUST 4111 Spring Drive Carson City, NV 89701

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,

JOHN PLATT and CHRISTINE PLATT, who also took title as, JOHN FARRELL PLATT and CHRISTINE GORHAM PLATT, husband and wife, as joint tenants with right of survivorship, not as tenants in common.

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

JOHN PLATT and CHRISTINE PLATT, Trustees, or their successors in interest, of the PLATT 2020 LIVING TRUST dated August 4, 2020, and any amendments thereto.

ALL their interest in that real property situated in the County of Douglas City, 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.

It is the intent of JOHN PLATT and CHRISTINE PLATT, husband and wife, and Trustors of the Grantee trust identified above, to own the interest in real property described in Exhibit "A" in the trust as their community property.

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.

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WITNESS	hande this	19th day	of Amoust	2020
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JOHN PLAT

CHRISTINE PLATT

STATE OF NEVADA

Sec.

COUNTY OF WASHOE

This instrument was acknowledged before me, this 18th day of August, 2020, by JOHN PLATT and CHRISTINE PLATT.

Notary Public



## **EXHIBIT "A"**

### **Legal Description:**

An undivided fee simple ownership interest in and to the following described Time Share Interest that has been created at David Walley's Hot Springs Resort and Spa located in Douglas County, Nevada and more fully described within that certain Fifth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort that has been filed of record on August 27, 2001 with the Recorder in and for Douglas County, Nevada in Book 0801 Page 6980, as amended:

Unit Type: <u>2bd</u> Phase: <u>1</u> Inventory Control No: <u>36021014150</u> Alternate Year Time Share: Annual First Year Use: 2016

If acquiring a Time Share Interest in Phase I, BUYER will receive fee title to a 1/1071th undivided interest (if annually occurring) or a 1/2142th undivided interest (if biennially occurring) in said Phase. If acquiring a Time Share Interest in Phase II, BUYER will receive fee title to a 1/1989th undivided interest (if annually occurring) or a 1/3978th undivided interest (if biennially occurring) in said Phase. If acquiring a Time Share Interest in Phase III, BUYER will receive fee title to a 1/1224th undivided interest (if annually occurring) or a 1/2448th undivided interest (if biennially occurring) in said Phase. If acquiring a Time Share Interest in the Dillon Phase, BUYER will receive fee title to a 1/1224th undivided interest (if annually occurring) or a 1/2488th undivided interest (if biennially occurring) in said Phase.

TO HAVE AND TO HOLD THE SAME, along with all appurtenances related thereto, forever and in fee simple but subject to the usage limitations as contained in the Declaration, all restrictions imposed by the Walley's Property Owners Association, Inc., all other restrictions reserved unto the Grantor, all other easements and restrictions of every nature of record, and state and county ad valorem and other taxes, if any.

APN: 1319-15-000-025

DECLARATION OF VALUE	
Assessor Parcel Number(s)	
a) 1319-15-000-025	^
b)	
c)	
d)	\ \
	\ \
2. Type of Property:	\ \
a) Vacant Land b) Single Fam. Re	es,
c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'l	BOOK PAGE
g) Agricultural h) Mobile Home	DATE OF RECORDING:
	NOTES: 8/20/20 Trust ok~A.B.
i)	
2 Total Value/Cales Dries of Dress out :	
<ol> <li>Total Value/Sales Price of Property:</li> <li>Deed in Lieu of Foreclosure Only (value of property)</li> </ol>	3
Transfer Tax Value:	\$ 0.00
Real Property Transfer Tax Due:	\$ 0.00
1 7	
4. If Exemption Claimed:	. \ / /
a. Transfer Tax Exemption per NRS 375.090,	
b. Explain Reason for Exemption: A transfer	to/from a trust, made without consideration.
5. Partial Interest: Percentage being transferred:	_100_%
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	penalty of perjury, pursuant to NRS 375.060 and NRS
375.110, that the information provided is correct to	
	intiate the information provided herein. Furthermore, the option, or other determination of additional tax due, may
result in a penalty of 10% of the tax due plus interes	t at 104 per month
result in a penalty of 1070 of the tax due plus interes	t at 176 per month.
Pursuant to NRS 375.030 the Buyer and Seller shall be jo	intly and severally liable for any additional amount owed,
	.     .
Signature	Capacity Grantor
0911	Cuantan
Signature ( ) Stry T latt	Capacity Grantor
CELLED (CHANTOD) INFORMATION	DIMED (OR ANIMER) DIRORMATION
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION
JOHN PLATT	(REQUIRED)
Print Name: CHRISTINE PLATT	Print Name: PLATT 2020 LIVING TRUST
Address: 4111 Spring Drive	Address: 4111 Spring Drive
City: Carson City	City: Carson City
State: NV Zip: 89701	State: NV Zip: 89701
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	and the second s
City: Reno State: N	V Zip: 89521
AS A PUBLIC RECORD THIS FORM	MAY BE RECORDED/MICROFILMED)

STATE OF NEVADA