DOUGLAS COUNTY, NV

2020-951091

RPTT:\$0.00 Rec:\$40.00 \$40.00

Pgs=3

08/20/2020 08:43 AM

ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

E07

This document does not contain a social security number.

APN: 1220-12-510-004

## 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:

DENTON T. WAITE and DAWN D. WAITE, Trustees WAITE LIVING TRUST 1145 Cortez Lane Gardnerville, NV 89410

#### 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,

DENTON T. WAITE, a married man, who took title as DENTON WAITE, an unmarried man,

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

DENTON T. WAITE and DAWN D. WAITE, Trustees, or their successors in interest, of the WAITE LIVING TRUST dated August 4, 2020, and any amendments thereto.

ALL of his 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.

It is the intent of DENTON T. WAITE and DAWN D. WAITE, 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.

WITNESS my hand, this 18th day of August, 2020.

| |

STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me, this 18th day of August, 2020, by DENTON T. WAITE.

}ss:

Notary Public

PAULA L. NICHOLS-RODRIGUEZ
Notary Public - State of Nevada
Appointment Recorded in Washos County
No: 07-3540-2 - Expires June 01, 2023

# **EXHIBIT "A"**

### **Legal Description:**

BEING A PORTION OF THE NORTH ONE-HALF OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. AND M., FURTHER DESCRIBED AS FOLLOWS:

LOT 36 IN BLOCK G, AS SET FORTH ON FINAL SUBDIVISION MAP 2DA NO. 01-083 FOR PINION RIDGE, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON SEPTEMBER 12, 2003, IN BOOK 0903, PAGE 7332 AS DOCUMENT NO. 589938.

Per NRS 111.312- The Legal Description above appeared previously in that Quitclaim Deed recorded on May 26, 2016, as Document No. 2016-881311 in Douglas County Records, Douglas County, Nevada.

APN: 1220-12-510-004

Property Address: 1145 Cortez Lane, Gardnerville, NV 89410



STATE OF NEVADA		
DECLARATION OF VALUE		
Assessor Parcel Number(s)		
a)1220-12-510-004		^
b)		
c)		( )
a)		\ \
2. Type of Property:		\ \
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		\ \
a) Vacant Land b) Single Fam.	Res.	
c) Condo/Twnhse d) 2-4 Plex	FOR	RECORDERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'i	( BOOK	PAGE
g) Agricultural h) Mobile Homo	e DATE	OF RECORDING:
i) Uther	1,012.	S: VerifiedTrust JS
3. Total Value/Sales Price of Property:	\$_	
Deed in Lieu of Foreclosure Only (value of proper Transfer Tax Value:	ty)	
Real Property Transfer Tax Due:	\$	0.00
Tax bye.	\$	0.00
4. <u>If Exemption Claimed:</u>		)
a. Transfer Tax Exemption per NRS 375 090	). Section #	7 / /
b. Explain Reason for Exemption: A transfe	er to/from a tru	st, made without consideration
		in its correction.
5. Partial Interest: Percentage being transformed.		
5. Partial Interest: Percentage being transferred:	<u>100</u> %	
The undersigned declares and asknowledge		
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 colled war to all the best of their information and belief, and can be		
supported by documentation if called upon to subst	antioto the inf	eir information and belief, and can be
result in a penalty of 10% of the tax due plus intere	st at 1% per m	onth
Pursuant to NRS 375,030, the Buyer and Seller shall be jo	ointly and sever	ally liable for any additional amount owed.
Signature	Capacity	Representative
	Capacity	
Signature	Capacity	Grantor
SELLED (CD ANTOD) DURODY LETTON		
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUY	ER (GRANTEE) INFORMATION
(NEGUNED)		(REQUIRED)
Print Name: DENTON T. WAITE	Print Name	WAITE LIVING TRUST
Address: 1145 Cortez Lane	Address: 114	5 Cortez Lane
City: Gardnerville		inerville
State: NV Zip: 89410	State: NV	Zip: 89410
COMPANY/PERSON REQUESTING RECORDING		
(required if not the seller or buyer)		
Print Name: Anderson, Dorn & Rader, Ltd.	Vanne II	
Address: 500 Damonte Ranch Pkwy, Suite 860	Escrow #	
City: Reno State: NO		Zin: coros
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)		
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