

APN: 1420-33-610-029

R.P.T.T.: \$0.0

Exempt: (NRS 375.090, Section 7)

**Recording Requested By and,  
After Recording Mail To:**

Roy E. Nisja  
1366 Chichester Drive  
Gardnerville, NV 89410

**Send Subsequent Tax Bills To:**

Roy E. Nisja  
1366 Chichester Drive  
Gardnerville, NV 89410



KAREN ELLISON, RECORDER

E07

I/We the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for the recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

**GRANT, BARGAIN AND SALE DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT,

ROY E. NISJA, an unmarried man

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to

ROY E. NISJA, Trustee of ROY E. NISJA LIVING TRUST

UAD AUGUST 13, 2020

Whose mailing address is 1366 Chichester Drive, Gardnerville, NV 89410

All of the following described real estate situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

- SUBJECT TO:
1. Taxes for the fiscal year
  2. Covenants, Conditions, Reservations, Rights, of Way and Easements now of record.

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TOGETHER with all and singular tenements, hereditaments, and appurtenances, thereunto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

Dated: AUGUST 13, 2020



Roy E. Nisja

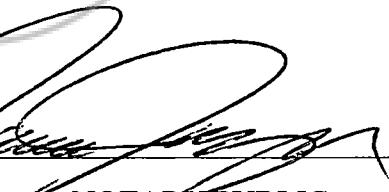
Roy E. Nisja

State of Nevada

County of Douglas

This instrument was acknowledged before me on this 13th day of AUGUST, 2020, by Roy E. Nisja

(Notary Stamp)



NOTARY PUBLIC

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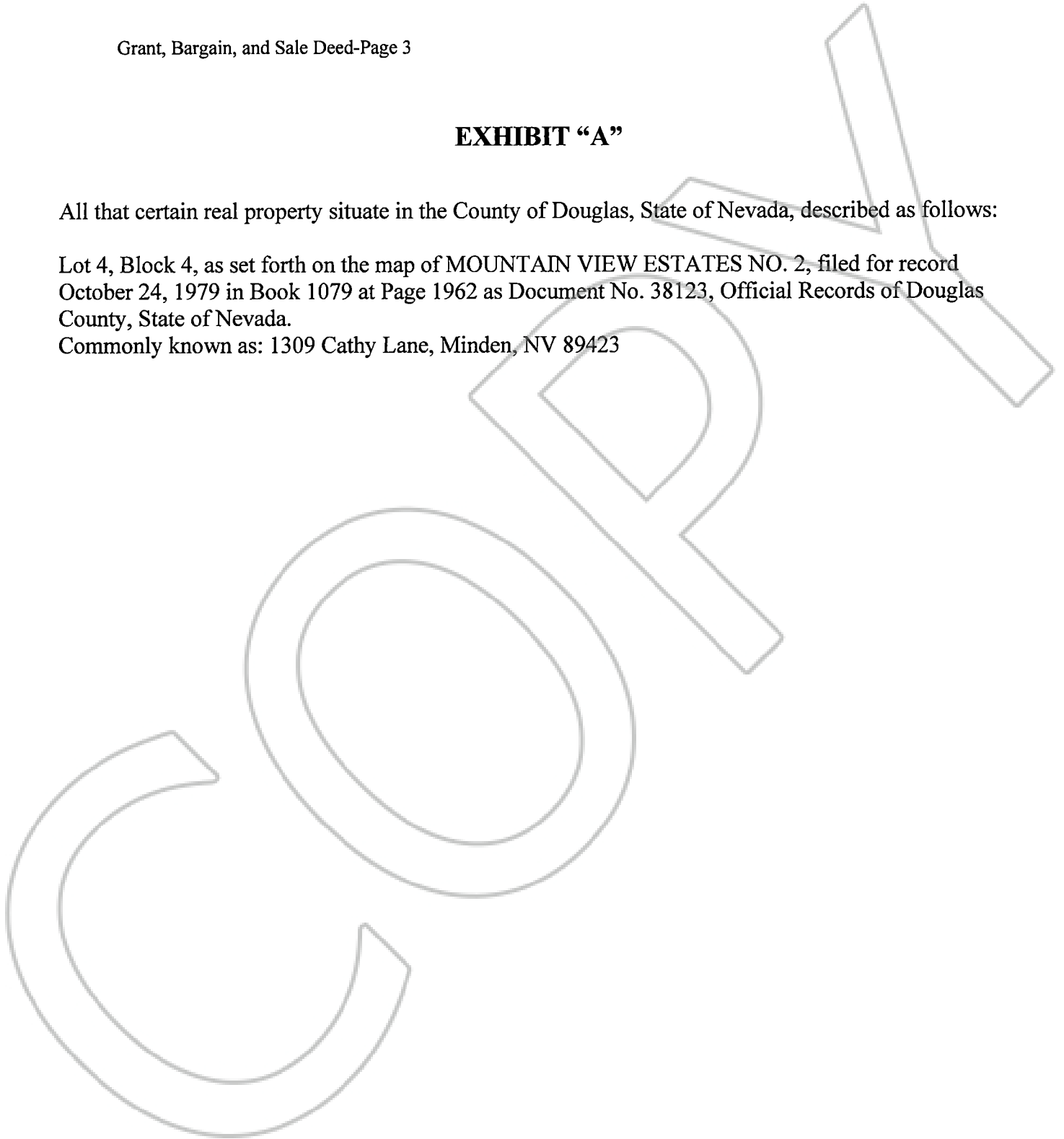
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**EXHIBIT "A"**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 4, Block 4, as set forth on the map of MOUNTAIN VIEW ESTATES NO. 2, filed for record October 24, 1979 in Book 1079 at Page 1962 as Document No. 38123, Official Records of Douglas County, State of Nevada.

Commonly known as: 1309 Cathy Lane, Minden, NV 89423



# STATE OF NEVADA DECLARATION OF VALUE

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

- a) 1420-33-610-029
- 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        |  |                 |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
Notes: <u>Verified Trust - A</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 to Trust without consideration

5. Partial Interest: Percentage being transferred: 100 %

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 Roy E. Nisja Capacity Grantor/Grantee

Signature Roy E. Nisja Capacity Grantor/Grantee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Roy E. Nisja

Address: 1366 Chichester Dr.

City: Gardnerville

State: NV Zip: 89410

(REQUIRED)

Print Name: THE ROY E. NISJA LIVING TRUST UAD 8-13-

Address: 1366 Chichester Dr.

City: Gardnerville

State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Nv Legal Docs, LLC- Tara Jorgensen Escrow # \_\_\_\_\_

Address: 3500 Lakeside Court #213

City: Reno State: NV Zip: 89509