

APN: 1319-03-311-001



KAREN ELLISON, RECORDER E07

RECORDING REQUESTED BY:

KARLA K. BUTKO, ESQ.
1885 S. Arlington Ave., #105
Reno, NV 89509
(775) 786-7118

GRANTOR'S ADDRESS:
CAROL A. EIBEN
P. O. Box 1187
Genoa, NV 89411

GRANTEE'S ADDRESS:
CAROL A. EIBEN, Trustee
2020 Carol Eiben Family Trust
P. O. Box 1187
Genoa, NV 89411

Mail Tax Statements to:
CAROL A. EIBEN, Trustee
2020 Carol Eiben Family Trust
P. O. Box 1187
Genoa, NV 89411

GRANT, BARGAIN, and SALE DEED

I, the undersigned do hereby affirm that the preceding document DOES NOT CONTAIN the Social Security Number of any person, per NRS 239B.030 & 40.525.

DATED this 24th day of September, 2020.

Carol A Eiben
CAROL A. EIBEN

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GRANT, BARGAIN, and SALE DEED

THIS GRANT, BARGAIN, and SALE DEED, made and entered into this
24th day of September, 2020, by and between CAROL A. EIBEN, an
unmarried woman, hereinafter referred to as Grantor, of Genoa, Douglas County, Nevada,
and CAROL A. EIBEN, Trustee of THE 2020 CAROL EIBEN FAMILY TRUST dated
August 13, 2020, hereinafter referred to as Grantee, of Genoa, Douglas County, Nevada.

WITNESSETH:

That Grantor, without consideration from Grantee, does by these presents remise,
release and forever *GRANT, BARGAIN, SELL and CONVEY* unto the Grantee, whose
successors and appointees are also named in that instrument known as THE 2020 CAROL
EIBEN FAMILY TRUST dated August 13, 2020, all of her right, title, claim and interest in
an undivided fifty percent (50%) interest in and to the lot, piece or parcel of land, situate in
the County of Douglas, State of Nevada at and more particularly described as:

**LOT 68, OF BLOCK A, OF THE FINAL MAP OF GENOA LAKES PHASE 3
UNIT 1, according to the Map thereof filed in the office
of the County Recorder of Douglas County, State of Nevada,
on January 13, 1995, in Book 195, Page 1900, as Document Number 354349.**

**Subject to all Covenants, Conditions, Restrictions, Reservations, Rights, Rights of
Way and Easements now of record.**

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TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the Grantee, and its assigns, and to its heirs, executors and administrators of the survivors forever.

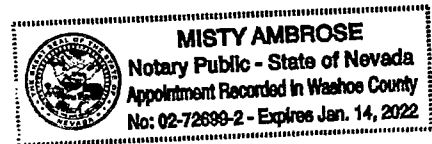
IN WITNESS WHEREOF, Grantor has executed this conveyance the day and year first above written.

Carol A Eiben
CAROL A. EIBEN

STATE OF NEVADA)
)ss.
COUNTY OF Washoe)

On the 24th day of September, 2020, before me, the undersigned Notary Public, in and for the said State, personally appeared before me CAROL A. EIBEN, known to me to be the person whose name is subscribed to the Grant, Bargain, and Sale Deed, and acknowledged to me that she executed the same.

Misty Ambrose
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1319-03-311-001
- 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'/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>Trust OK.</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 into family trust without consideration and with trust certificate

5. Partial Interest: Percentage being transferred: 50 %

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 Carol A Eiben Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Carol A. Eiben
 Address: P. O. BOX 1187
 City: GENOA
 State: NV Zip: 89411

(REQUIRED)
 Print Name: Carol A. Eiben, Trustee
 Address: P.O. BOX 1187
 City: GENOA
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Carol A. Eiben Escrow # _____
 Address: P. O. BOX 1187
 City: GENOA State: NV Zip: 89411