

APN: 1320-02-001-085

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Law Offices of Stephen S. Sprinkel
PO BOX 12724
Reno, NV 89510



00120575202009545430030036

KAREN ELLISON, RECORDER

E07

Prepared Without Title Examination

MAIL TAX STATEMENTS TO:

Duane Edward Thomsen and
Ann Louise Gerred-Thomsen
2595 Fremont St.
Minden, NV 89423

Real Property Transfer Tax: None (Exemption 7)

GRANT, BARGAIN, SALE, WARRANTY DEED

THIS INDENTURE WITNESSETH: That Duane E. Thomsen and Ann L. Thomsen ("Grantors"), for no consideration, do hereby Convey, Grant, Bargain, Sell, and Warrant to Duane Edward Thomsen and Ann Louise Gerred-Thomsen, Trustees, or their successors in interest, of the Thomsen Living Trust dated September 3, 2020, and any amendments thereto ("Grantees"), all that real property situate in the County of Douglas, State of Nevada, described as follows:

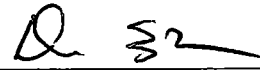
LOT 1, OF PIONEER HEIGHTS SUBDIVISION UNIT NO. 1, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MARCH 13, 1961, AS DOCUMENT NO. 17360.

The property is conveyed with all warranties of title, together with each and every tenement, hereditament, and appurtenance thereof, subject to any unpaid taxes and/or assessments and

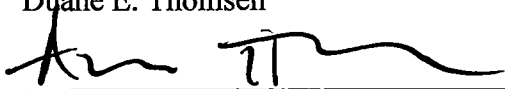
subject to each encumbrance, covenant, restriction, reservation and right-of-way that is visible or of record.

Dated: September 3, 2020

GRANTORS:



Duane E. Thomsen

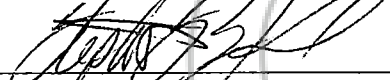


Ann L. Thomsen

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on September 3, 2020, by Duane E. Thomsen and Ann L. Thomsen.

WITNESS my hand and official seal.



Stephen S. Sprinkel, Notary Public
My Commission Expires: January 13, 2024



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a. 1320-02-001-085
- 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 | |

FOR RECORDERS OPTIONAL USE ONLY

Notes:

TRUST OR BC

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (Value of Property)	\$ _____
Transfer Tax Value:	\$ _____
Real Property Transfer Tax Due:	\$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: Exemption 7
- b. Explain Reason for Exemption:
A transfer of title to or from a trust without consideration of a certificate of trust is presented at the time of transfer.

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	<u>[Signature]</u>	Capacity:	<u>Grantor(s)</u>
Signature	<u>[Signature]</u>	Capacity:	<u>Grantee(s)</u>

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Duane E. Thomsen /Ann L. Thomsen
Address: 2595 Fremont St.
City: Minden
State: NV **Zip:** 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Duane E. Thomsen /Ann L. Thomsen Trustees
Address: 2595 Fremont ASt
City: Minden
State: NV **Zip:** 89423

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Stephen S. Sprinkel
Address: PO BOX 12724
City: Reno **State:** NV **Zip:** 89510

Escrow: _____
Phone: (775) 284-4424

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)