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Karen Ellison
Anderson, Dorn & Rader, Ltd.

DOUGLAS COUNTY, NV	2020-954556
RPTT:\$0.00 Rec:\$40.00	
\$40.00 Pgs=3	10/15/2020 02:57 PM
ANDERSON, DORN, & RADER, LTD.	
KAREN ELLISON, RECORDER	E07

APN: 1420-33-411-002

RECORDING REQUESTED BY:

Bryce L. Rader, Esq.
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:

Eva Jean Luce, Trustee
651 Ridge Street
Portola, CA 96122

RPTT: \$0.00 Exempt (7) - A transfer of title to/from a trust, without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

EVA JEAN LUCE, Trustee,
EJL TRUST, under The McFadden Trust, dated February 23, 1996

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

EVA JEAN LUCE and ANDREA O'NEAL SEILER, Trustees,
or their successors in trust, of the
EJL TRUST, as decanted, under The McFadden Trust, dated February 23, 1996

ALL 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, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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 14th day of October, 2020.

Eva Jean Luce
EVA JEAN LUCE, Trustee

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me this 14th day of October, 2020, by EVA JEAN LUCE, Trustee.

Lisa J. Rathbun
Notary Public

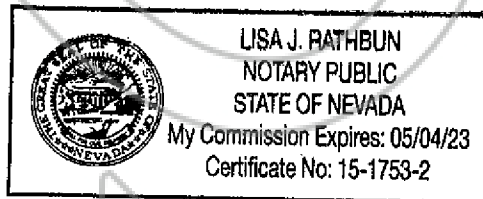


EXHIBIT "A"

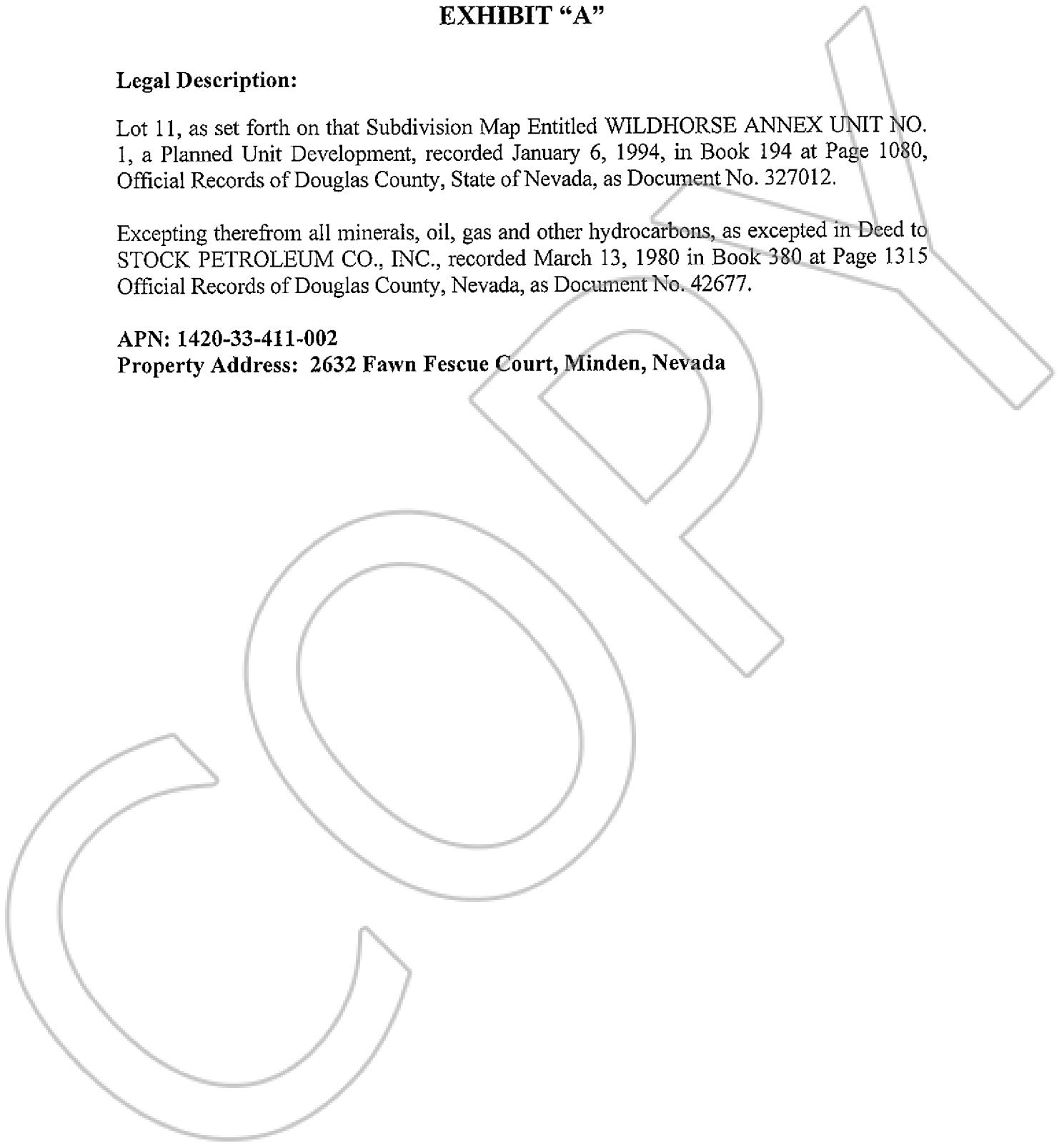
Legal Description:

Lot 11, as set forth on that Subdivision Map Entitled WILDHORSE ANNEX UNIT NO. 1, a Planned Unit Development, recorded January 6, 1994, in Book 194 at Page 1080, Official Records of Douglas County, State of Nevada, as Document No. 327012.

Excepting therefrom all minerals, oil, gas and other hydrocarbons, as excepted in Deed to STOCK PETROLEUM CO., INC., recorded March 13, 1980 in Book 380 at Page 1315 Official Records of Douglas County, Nevada, as Document No. 42677.

APN: 1420-33-411-002

Property Address: 2632 Fawn Fescue Court, Minden, Nevada



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 1420-33-411-002
 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: <u>Trust cert ok - kle</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 from a Trust to a Trust without consideration - Certificate of Trust provided

5. Partial Interest: Percentage being transferred: _____ %

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 [Signature] Capacity Representative
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Eva Luce, EJL Trust
 Address: 651 Ridge Street
 City: Portola
 State: CA Zip: 96122

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Eva J. Luce, Ttee EJL Trust, as decanted
 Address: 651 Ridge Street
 City: Portola
 State: CA Zip: 96122

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Anderson Dorn & Rader, Ltd. Escrow # _____
 Address: 500 Damonte Ranch Pkwy #860
 City: Reno State: NV Zip: 89521