



KAREN ELLISON, RECORDER E07

APN: 1320-33-212-013
R.P.T.T.: \$0.00
Exempt: (NRS 375.090, Section 7)

This Document Prepared By:
Tino M. Mcmillan and Pamela J. Mcmillan, as co-Trustees

After Recording, Return and Mail Tax Statements To:
Tino M. Mcmillan and Pamela J. Mcmillan, as co-Trustees
1527 Snaffle Bit Drive
Gardnerville, NV 89410

Send Subsequent Tax Bills To:
Tino M. Mcmillan and Pamela J. Mcmillan, as co-Trustees
1527 Snaffle Bit Drive
Gardnerville, NV 89410
Phone: 916-849-0348/916-802-6434

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

TINO M. MCMILLAN and PAM J. MCMILLAN, husband and wife, as community property with the right of survivorship,

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

TINO M. MCMILLAN and PAMELA J. MCMILLAN, husband and wife, as co-Trustees of THE PAMELA AND TINO MCMILLAN TRUST, dated November 2, 2020, the GRANTEE, all the right, title, and interest of the undersigned in and to real property located in the County of Douglas, State of Nevada, and more certainly described as follows:

All of the following described real estate situated in the County of Douglas, State of Nevada:

Lot 124, as shown on FINAL MAP PLANNED UNIT DEVELOPMENT PD 04-008 THE RANCH AT GARDNERVILLE PHASE IIA-2, recorded in the office of the Douglas County Recorder, State of Nevada on October 3, 2014 as Document No. 2014-850353, Official Records.

Per NRS 111.312 – The Legal Description appeared previously in Grant, Bargain and Sale Deed, recorded on April 10, 2019, as Document No. 2019-927693 in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: 1527 Snaffle Bit Drive, Gardnerville, NV.

Whose mailing address is 1527 Snaffle Bit Drive, Gardnerville, NV 89410;

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any or any that actually exist on the property.

TOGETHER with all and singular the 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.

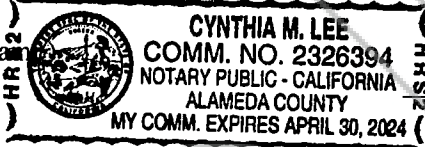
Dated this 2nd day of November, 2020.



TINO M. MCMILLAN


PAM J. MCMILLAN

State of California
County of San Mateo

This instrument was acknowledged before me on this November 2, 2020, by TINO M. MCMILLAN and PAM J. MCMILLAN.

(Notary stamp)  (Notary stamp)


(Signature of notarial officer)

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.


TINO M. MCMILLAN


PAM J. MCMILLAN

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 1320-33-212-013
- b. _____
- c. _____
- d. _____

11/13/20 ~ ok by Jen to check SF.P.
Verified Trust ref

2. Type of Property:

- a. Vacant Land
- b. Single Fam. Res.
- c. Condo/Townhouse
- d. 2-4 Plex
- e. Apt. Bldg
- f. Comm'l/Ind'l
- g. Agricultural
- h. Mobile Home
- Other: _____

3. a. Total Value /Sales Price of Property:

b. Deed in Lieu of Foreclosure Only (value of property)	\$	<u>NO SALE</u> <u>0.00</u>
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due:	\$	<u>0.00</u>

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transfer without consideration to a revocable, inter-vivos trust for the benefit of the grantors.

5 Partial Interest: Percentage being transferred: _____ %

The undersigned declare and acknowledge, 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 parties agree that 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: _____ Capacity: GRANTOR
Grantor:

Signature: _____ Capacity: GRANTEE
Grantee:

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Tino M. Mcmillan and Pam J. Mcmillan
Mcmillan, co-trustees
Address: 1527 Snaffle Bit Drive
City: Gardnerville
State NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tino M. Mcmillan and Pamela J.
Address: Same as Grantor
City: Same as Grantor
State: Same as Grantor Zip: Same as Grantor

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Tino M. Mcmillan and Pamela J. Mcmillan, as co-Trustees
1527 Snaffle Bit Drive
Gardnerville, NV 89410
Phone: 916-849-0348/916-802-6434