

APN: 1220-22-310-140

WHEN RECORDED RETURN TO:

Ryan J. Earl, Esq.
548 W. Plumb Lane, Suite B
Reno, NV 89509



KAREN ELLISON, RECORDER

E07

MAIL TAX STATEMENTS TO:

Marilyn Hogan-Ansari
10890 Dancing Aspen Drive
Reno, NV 89521

GRANT, BARGAIN AND SALE DEED

This indenture is made and given this 16 day of November, 2020, by and between Marilyn Hogan-Ansari, as her sole and separate property (herein "Grantor"), and Marilyn Hogan-Ansari, Trustee of the Marilyn Hogan-Ansari Family Trust, dated November 16, 2020 (herein "Grantee").

Witnesseth, that the Grantor, without consideration, does by this instrument grant, bargain, sell, remit and convey to the Grantee and Grantee's successors and assigns forever, all of Grantor's right, title and interest, right in that certain real property situate in the County of Douglas, State of Nevada, commonly known as 655 Longvalley road Gardnerville, Nevada 89460, and more particularly described as:

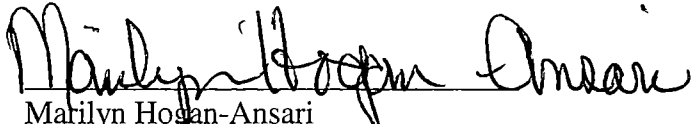
See Exhibit A attached hereto.

Together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion and reversions, remainder and remainders, rents, issues or profits thereof.

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TO HAVE AND TO HOLD the said premises, together with the appurtenances,
unto the grantee and its representatives, heirs and assigns.

Dated this 16 day of November, 2020.


Marilyn Hogan-Ansari

STATE OF NEVADA)
 :ss.
COUNTY OF WASHOE)

On this 16th day of Nov., 2020, personally appeared before me, a notary public, Marilyn Hogan-Ansari, personally known or proved to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that she executed the foregoing instrument.

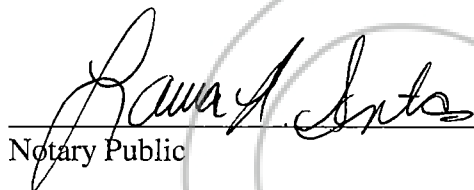
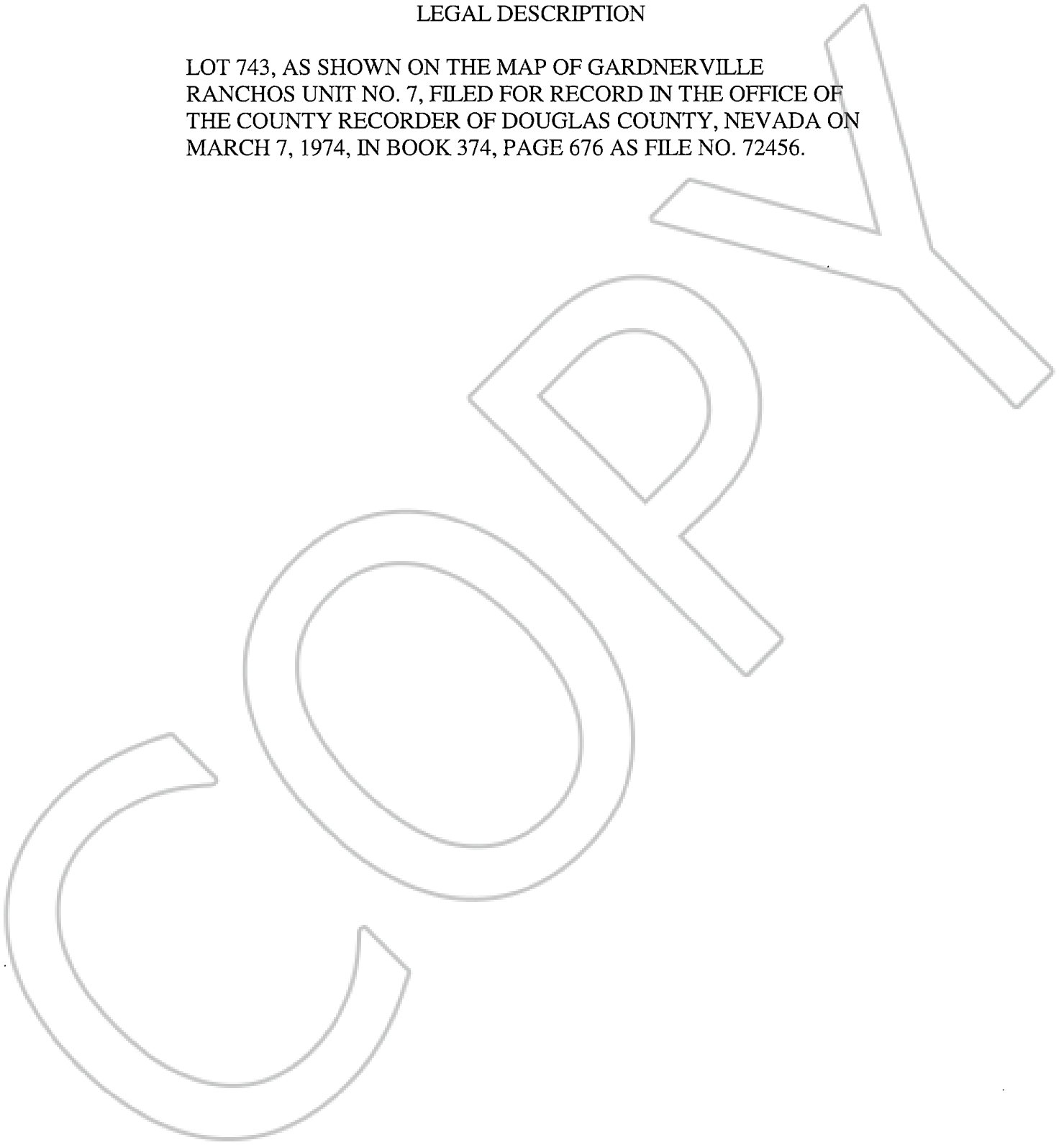

Notary Public



EXHIBIT A

LEGAL DESCRIPTION

LOT 743, AS SHOWN ON THE MAP OF GARDNERVILLE
RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF
THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON
MARCH 7, 1974, IN BOOK 374, PAGE 676 AS FILE NO. 72456.



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1220-22-310-140
 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>W-Just 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: _____
A transfer to owner's trust without consideration

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 *Ryan J. Earl* Capacity Attorney for Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Marilyn Hogan-Ansari
 Address: 10890 Dancing Aspen Drive
 City: Reno
 State: NV Zip: 89521

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Marilyn Hogan-Ansari, TTEE
 Address: 10890 Dancing Aspen Drive
 City: Reno
 State: NV Zip: 89521

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ryan J. Earl, Esq Escrow # _____
 Address: 548 W. Plumb Lane, Ste. B 775/829-1800
 City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)