

APN# 1418-10-710-025

DOUGLAS COUNTY, NV **2020-957444**
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=3 12/02/2020 09:52 AM
OSHINS & ASSOCIATES, LLC
KAREN ELLISON, RECORDER E07

Recording Requested by/Mail to:

Name: Oshins & Associates, LLC

Address: 1645 Village Center Circle, Suite 170

City/State/Zip: Las Vegas, NV 89134

Mail Tax Statements to:

Name: The Richard L. Fore Family Protection Trust

Address: 1741 Village Center Circle

City/State/Zip: Las Vegas, NV 89134

Grant, Bargain Sale Warranty Deed

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

_____.

APN: 1418-10-710-025

GRANT, BARGAIN SALE WARRANTY DEED

The undersigned grantor:

RICHARD L. FORE Trustee of THE RICHARD L. FORE REVOCABLE FAMILY TRUST dated July 27, 2005 and amended May 5, 2010

does hereby convey, grant, bargain, sell and warrant to the following grantee:

HENRIETTA HOLSMAN FORE, Trustee of THE RICHARD L. FORE FAMILY PROTECTION TRUST,

Grantor's interest in the real property located in the County of Douglas, State of Nevada described as follows:

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE

The property is conveyed with all warranties of title (subject to all encumbrances of record), together with each and every tenement, hereditament, and appurtenance thereof.

The grantee, as Trustee of the above-referenced Trust, may sell, encumber, or otherwise transfer said property, or any interest therein, and no person dealing with said Trustee has any duty to inquire as to the terms of the Trust or as to the application of the proceeds from the sale, transfer, or encumbrance hereof.

The undersigned grantor, under penalties of perjury, declares that the actual consideration received for this conveyance was NIL.

DATED: 9/18/2020

Grantor:

THE RICHARD L. FORE REVOCABLE FAMILY TRUST Dated July 27, 2005

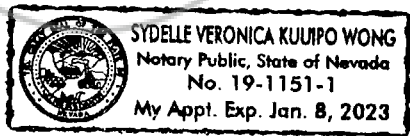
[Signature]
RICHARD L. FORE, Trustee

STATE OF Nevada)
) ss.:
COUNTY OF Clark)

On September 18, 2020, before me, Sydelle Veronica Kuuipo Wong, a Notary Public, personally appeared Richard L. Fore, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within Grant, Bargain Sale Warranty Deed and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person executed the instrument.

WITNESS my hand and official seal.

[Signature]
Notary Public



**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1:

LOT 33 IN BLOCK A, AS SHOWN ON THE SECOND AMENDED PLAT OF GLENBROOK, UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JANUARY 30, 1980, IN BOOK 180 AT PAGE 1512, AS FILE NO. 41035.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE FOR GARAGE PURPOSES THAT PARCEL DESIGNATED AS "G.E." 33, IN BLOCK A, AS SHOWN ON THE SECOND AMENDED PLAT OF GLENBROOK UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JANUARY 30, 1980, IN BOOK 180 AT PAGE 1512, AS FILE NO. 41035.

Commonly known as: 2051 Jellerson Way, Glenbrook, NV 89413

APN: 1418-10-710-025

This deed was prepared by:

OSHINS & ASSOCIATES, LLC
Attn: Kristen E. Simmons, Esq.
1645 Village Center Circle, #170
Las Vegas, NV 89134
TELEPHONE: (702) 341-6000

MAIL TAX NOTICE/BILL/RECORDED DEED TO:

The Richard L. Fore Family Protection Trust
c/o Henrietta Holsman Fore, Trustee
1741 Village Center Circle
Las Vegas, NV 89134

State of Nevada
 Declaration of Value Form

1. Assessor Parcel Number(s)
 a) 1418-10-710-025
 b) _____
 c) _____
 d) _____

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

FOR RECORDER'S OPTION USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: 12/2/20 Trust Ok~A.B.

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: 07
 b. Explain Reason for Exemption: Transfer without consideration to a trust

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 parties agree that 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 _____ Grantor
 Signature [Signature] Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Richard L. Fore
Revocable Family Trust
 Address: 1741 Village Center Circle
 City: Las Vegas
 State: NV Zip: 89134

Print Name: The Richard L. Fore Family
Protection Trust
 Address: 1741 Village Center Circle
 City: Las Vegas
 State: NV Zip: 89134

COMPANY REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Oshins & Associates, LLC Esc. # : _____
 Address : 1645 Village Center Circle, Ste. 170
 City: Las Vegas State: Nevada Zip: 89134