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Natalia K. Vander Laan, Esq.

KAREN ELLISON, RECORDER

E07

**A.P.N.: 1320-33-817-008**

**Recording Requested By:** )  
Phyllis Bateman )  
1441 Harvest Avenue )  
Gardnerville, NV 89410 )

**When Recorded Mail to:** )  
Phyllis Bateman )  
1441 Harvest Avenue )  
Gardnerville, NV 89410 )

**Mail Tax Statement to:** )  
Phyllis Bateman )  
1441 Harvest Avenue )  
Gardnerville, NV 89410 )

RPTT: \$0.00 Exempt (7)  
Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT:

PHYLLIS ELAINE BATEMAN, an unmarried woman, who took title as PHYLLIS E. BATEMAN, a married woman as her sole and separate property,

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

PHYLLIS ELAINE BATEMAN, Trustee or her successors in trust, under the PHYLLIS ELAINE BATEMAN REVOCABLE LIVING TRUST, dated October 29, 2020, and any amendments thereto,

ALL her interest in that real property situated in the County of Douglas, State of Nevada, more particularly described below, together with all and singular tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Legal description:

See Exhibit "A".

Subject to:

1. Taxes for the current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easement now of record, if any.

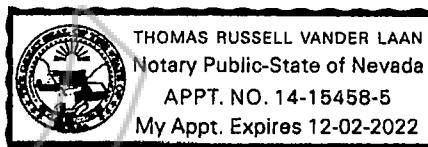
This deed was prepared without the benefit of title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Executed on October 29, 2020, in Douglas County, State of Nevada.

*Phyllis Elaine Bateman*  
 PHYLIS ELAINE BATEMAN

STATE OF NEVADA            )  
   ): ss  
 COUNTY OF Douglas        )

This instrument was acknowledged before me on this 29<sup>th</sup> day of October, 2020, by PHYLLIS ELAINE BATEMAN.



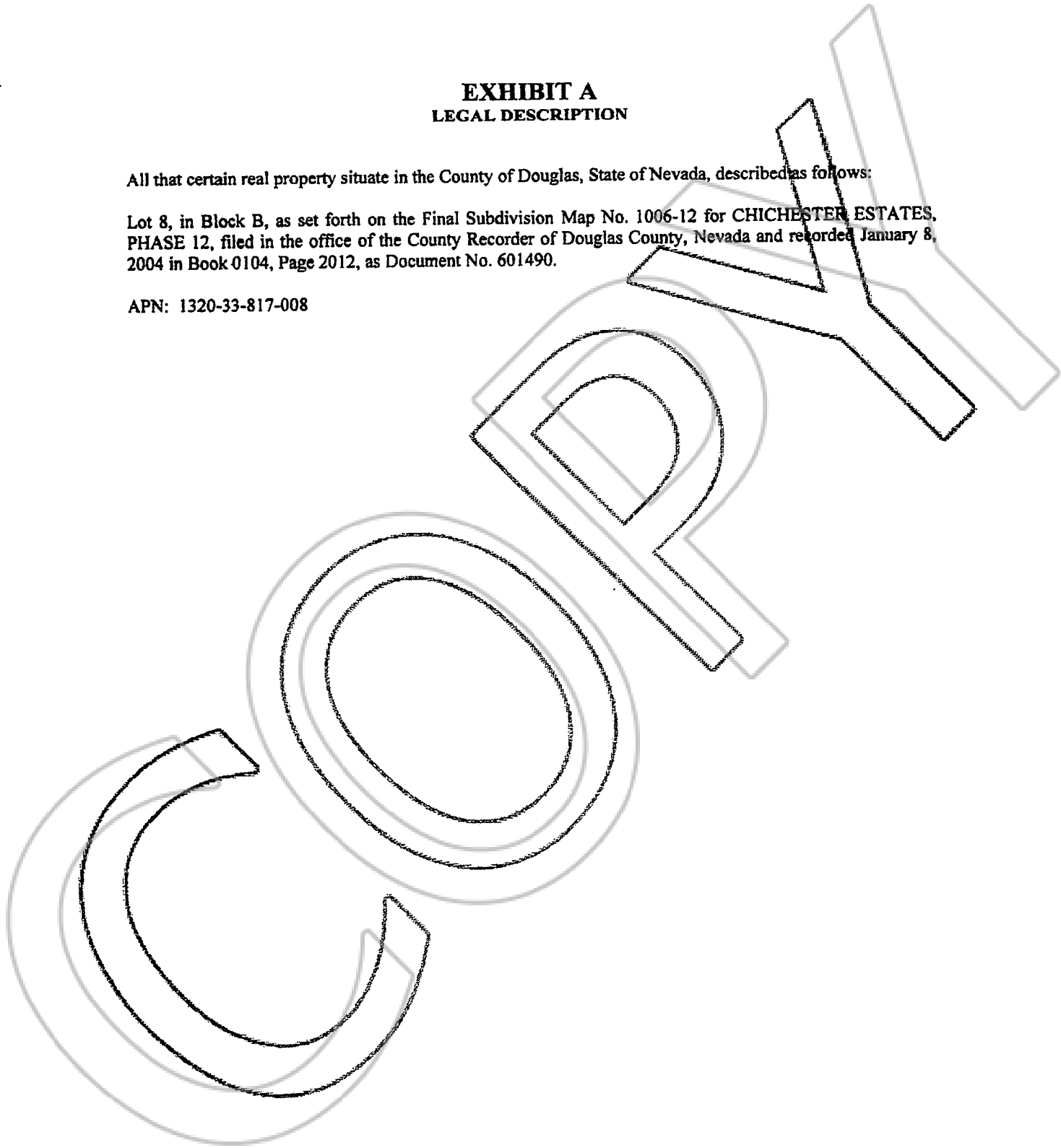
*[Signature]*  
 \_\_\_\_\_  
 NOTARY PUBLIC

**EXHIBIT A  
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 8, in Block B, as set forth on the Final Subdivision Map No. 1006-12 for CHICHESTER ESTATES, PHASE 12, filed in the office of the County Recorder of Douglas County, Nevada and recorded January 8, 2004 in Book 0104, Page 2012, as Document No. 601490.

APN: 1320-33-817-008



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1320-33-817-008  
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 RECORDERS OPTIONAL USE ONLY**  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
DATE OF RECORDING: \_\_\_\_\_  
NOTES: Verified Trust

3. Total Value/Sales Price of Property: \$0.00  
Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
Transfer Tax Value: \$0.00  
Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section # 7  
b. Explain Reason for Exemption: A transfer of title to or from a trust,  
if the transfer is made without consideration.

5. Partial Interest: Percentage being transferred: 100.00 %

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 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 Phyllis Elaine Bateman Capacity Grantor/Grantee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: PHYLLIS E. BATEMAN  
Address: 1441 Harvest Avenue  
City: Gardnerville  
State: NV Zip: 89410

Print Name: PHYLLIS ELAINE BATEMAN, Trustee  
Address: 1441 Harvest Avenue  
City: Gardnerville  
State: NV Zip: 89410

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)