

APN: 1418-34-112-008



After Recording, Mail to:

Jessey Fenton
P.O. Box 190
Minden, NV 89423

KAREN ELLISON, RECORDER

E07

Mail Tax Statements to:

Same as above

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

GRANT DEED

By This Instrument dated January 15, 2021, FRANK FENTON, a married man who acquired title as an unmarried man, Grantor, hereby grants, transfers, and conveys to FRANK FENTON, Trustee of the Jessey Fenton Living Trust dated December 17, 2020, Grantee, that certain piece and parcel of real property situated in the State of Nevada, County of Douglas, described as follows:

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

All that portion of Lots 78 and 79, as shown on the map of NORTH LAKERIDGE and REVISED PLAT OF PORTION OF LAKERIDGE ESTATES NO. 2, filed in the office of the County Recorder of Douglas County, Nevada on August 29, 1960, more particularly described as follows:

Beginning at the Northwesterly corner of Lot 78 as shown on the Map of NORTH LAKERIDGE, Official Records of Douglas County, Nevada;

Thence North $88^{\circ}34'14''$ West 87.05 feet along the line common with Lot 77 to the Easterly right-of-way line of Lincoln Circle;

Thence Southerly along said right-of-way line along a curve to the right concave to the West through a central angle of $86^{\circ}36'17''$ with a radius of 45.00 feet and arc length of 68.02 feet;

Thence South $24^{\circ}25'19''$ West 20.79 feet;

Thence South $37^{\circ}04'01''$ East 132.71 feet;

Thence North 21°18'30" East 120.0 feet;

Thence North 16°18'50" East 56.00 feet to the point of beginning.

Per NRS 111.312, this legal description was previously recorded as Document No. 2019-928376 on April 29, 2019.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part.

IN WITNESS WHEREOF, the party of the first part has executed this conveyance the day and year first above written.



FRANK FENTON

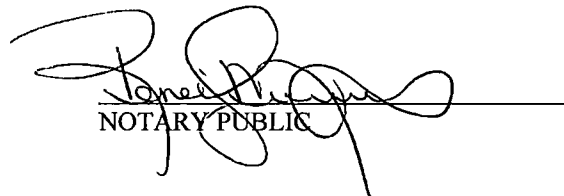
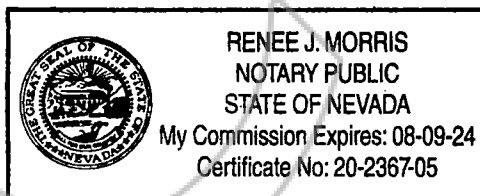
ACKNOWLEDGMENT

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On January 15, 2021, before me, Renee J. Morris, Notary Public, personally appeared FRANK FENTON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Seal


NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-34-112-008
- 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	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	<u>Verified Trust</u>

3. Total Value/Sales Price of Property:

\$ -0-

Deed in Lieu of Foreclosure Only (value of property): \$ -0-

Transfer Tax Value: \$ -0-

Real Property Transfer Tax Due: \$ -0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: This is a transfer from Grantor to Grantor's Trust, without consideration, and a Certificate of the Trust is being recorded concurrently.

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: _____ Capacity: Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (Required)

Print Name: Jessey Fenton

Address: P.O. Box 190

City/State/Zip: Minden, NV 89423

BUYER (GRANTEE) INFORMATION (Required)

Print Name: Jessey Fenton

Address: P.O. Box 190

City/State/Zip: Minden, NV 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# _____

Address: P.O. Box 1987

City: Minden State: NV Zip: 89423