DOUGLAS COUNTY, NV

2021-960144

RPTT:\$0.00 Rec:\$40.00 \$40.00

Pgs=3

01/19/2021 09:56 AM

ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

E07

This document does not contain a social security number.

APN: 1420-28-210-007

RECORDING REQUESTED BY:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

MAIL TAX STATEMENT TO/GRANTEE'S ADDRESS:

PATRICK SAUNDERS and PHYLLIS SAUNDERS, Trustees SAUNDERS LIVING TRUST 2758 Esaw Street Minden, NV 89423

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.

PATRICK SAUNDERS and PHYLLIS SAUNDERS, who also took title as, PATRICK JOHN SAUNDERS and PHYLLIS MARE SAUNDERS, husband and wife, as joint tenants,

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

PATRICK SAUNDERS and PHYLLIS SAUNDERS, Trustees, or their successors in interest, of the SAUNDERS LIVING TRUST dated December 22, 2020, and any amendments thereto.

ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To:

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

It is the intent of PATRICK SAUNDERS and PHYLLIS SAUNDERS, husband and wife, and Trustors of the Grantee trust identified above, to own the interest in real property described in Exhibit "A" in the trust as their community property.

This deed was prepared without the benefit of a 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.

WITNESS our hands, this 7th day of January, 2021.

PATRICK SAUNDERS

PHYLLIS SAUNDERS

STATE OF NEVADA

}ss:

COUNTY OF DOUGLAS

This instrument was acknowledged before me, this 7th day of January, 2021, by PATRICK SAUNDERS and PHYLLIS SAUNDERS.

Notary Public



EXHIBIT "A"

Legal Description:

Lot 13, as set forth on FINAL MAP OF SARATOGA SPRINGS ESTATES UNIT NO. 2, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 23, 1994, in Book 594, Page 3894, as Document No. 338088 and as amended by Certificate of Amendment recorded July 8, 1994, in Book 794, at Page 1165, as Document No. 341498, Official Records of Douglas County, Nevada.

APN: 1420-28-210-007

Property Address: 2927 Hot Springs Dr., Minden, NV 89423



STATE OF NEVADA	
DECLARATION OF VALUE	
 Assessor Parcel Number(s) a) 1420-28-210-007 	\wedge
b)	(\
c)	\ \
d)	\ \
	\ \
2. Type of Property:	\ \
a) Vacant Land b) Single Fam. Res.	\ \
c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'l	BOOK PAGE
g) Agricultural h) Mobile Home	DATE OF RECORDING: 1921
i) Other	NOTES: TUSTOR 2918
1) 🗀 Ottler	
3. Total Value/Sales Price of Property:	
Deed in Lieu of Foreclosure Only (value of property)	\$
Transfer Tax Value:	\$0.00
Real Property Transfer Tax Due:	\$0.00
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090, Sec	
b. Explain Reason for Exemption: A transfer to	rom a trust, made without consideration.
5. Partial Interest: Percentage being transferred: 1	00 %
or raise mores. Totolkage come transferred.	00.7
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 substantia	ate the information provided herein. Furthermore, the
parties agree that disallowance of any claimed exemption	
result in a penalty of 10% of the tax due plus interest at	1% per month.
N	\ \
Pursuant to NRS 375.030, the Buyer and Seller shall be jointly	y and severally liable for any additional amount owed.
Signature Patrick Sandy	Capacity Grantor
1 / 1 S	Capacity
Signature Alle W Weder	Capacity Grantor
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
PATRICK SAUNDERS Print Name: PHYLLIS SAUNDERS Pr	CALINDEDO ANAMO TOUOT
	int Name: SAUNDERS LIVING TRUST Idress: 2758 Esaw Street
	ty: Minden
	ate: NV Zip: 89423
249.00.20	210. 00420
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	
	Escrow #
Address: 500 Damonte Ranch Pkwy, Suite 860	
City: Reno State: NV (AS A PUBLIC RECORD THIS FORM MA	Zip: 89521
(AS A LOBLIC RECORD THIS FORM MA	T DE RECORDED/MICKOFILMED)