DOUGLAS COUNTY, NV

2021-960146

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

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ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

E07

This document does not contain a social security number.

Lisa Vaclavicek

APN: 1420-35-101-037, formerly 21-250-47

### 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 J. SAUNDERS and PHYLLIS M. 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.

RICK SAUNDERS

PHYLL'IS 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.

RYAN STODTMEISTER Notary Public - State of Nevada Appointment Recorded in Washoe County No: 20-3679-02 - Expires June 3, 2024

## **EXHIBIT "A"**

### Legal Description:

Parcel 2 as set forth on that certain Parcel Map for Jerry L. and Mary Jo Palmer, filed for record in the Office of the County Recorder on May 23, 1991, in Book 591, Page 3487, Document No. 251306, Official Records of Douglas County, Nevada.

APN: 1420-35-101-037, formerly 21-250-47

Property Address: 2758 Esaw Street, Minden, NV 89423



| STAT             | E OF NEVADA  |   |
|------------------|--|---|
| DECI.            | ARATION OF VALUE   |   |
| 1.               | Assessor Parcel Number(s)  |   |
|                  | a) 1420-35-101-037,  | $\wedge$  |
|                  | b) formerly 21-250-47  |   |
|                  | c)<br>d)   | \ \   |
|                  | u)   | \ \   |
| 2.               | Type of Property:  | \ \   |
| ۷,               |  | \ \   |
|                  | 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   | BOOKPAGE<br>DATE OF RECORDING:                        |
|                  | g) Agricultural h) Mobile Home   | NOTES: Trust OK BC                                    |
|                  | i) U Other   | TIGOLOTI DO   |
|                  | · · · · · · · · · · · · · · · · · · ·  |   |
| 3.               | Total Value/Sales Price of Property:   | \$  |
|                  | Deed in Lieu of Foreclosure Only (value of property)   |   |
|                  | Transfer Tax Value:  | \$ <u>0.00</u>  |
|                  | Real Property Transfer Tax Due:  | \$0.00  |
| 4                | If Francisco Olehanda  |   |
| 4.               | If Exemption Claimed:  a. Transfer Tax Exemption per NRS 375.090, Section 1.   | <u>4</u> 7  |
|                  | <ul><li>a. Transfer Tax Exemption per NRS 375.090, Sect</li><li>b. Explain Reason for Exemption: A transfer to/fr</li></ul>  |   |
|                  | or Explain reason for Exemption, 77 transfer to 11   | Torr a trast, made without consideration.             |
|                  |  |   |
| 5.               | Partial Interest: Percentage being transferred:10  | 00 %  |
|                  |  |   |
| The              | e undersigned declares and acknowledges, under pena  | alty of perjury, pursuant to NRS 375,060 and NRS      |
| 375              | 5.110, that the information provided is correct to the b   | best of their information and belief, and can be      |
| sup              | ported by documentation if called upon to substantiat  | te the information provided herein. Furthermore, the  |
| par              | ties agree that disallowance of any claimed exemption  | on, or other determination of additional tax due, may |
| resi             | ult in a penalty of 10% of the tax due plus interest at 1  | 1% per month.   |
| 70               | Tradamental by the second      |   |
| Pursuai          | nt to NRS 375.930, the Buyer and Seller shall be jointly   | and severally liable for any additional amount owed.  |
| Signati          | ire Laxive Curidis   | Capacity Grantor                                      |
| Jignati          | The state of the s | Capacity  |
| Signati          | ire Ille la Talida   | Capacity Grantor                                      |
| 7                | 7. 7. 7.   | Capacity  |
| -/-              | SELLER (GRANTOR) INFORMATION   | BUYER (GRANTEE) INFORMATION                           |
|                  | (REQUIRED)   | (REQUIRED)  |
|                  | PATRICK SAUNDERS   |   |
|                  |  | nt Name: SAUNDERS LIVING TRUST                        |
|                  |  | ldress: 2758 Esaw Street                              |
| City:            | <u>Minden</u> Cit  |   |
| State: 1         | V Zip: 89423 Sta   | te: <u>NV</u> Zip: <u>89423</u>                       |
| COMP             | ANY/PERSON REQUESTING RECORDING  |   |
| 75               | required if not the seller or buyer)   |   |
|                  |  | Escrow #  |
|                  |  |   |
| Address          |  |   |
| Address<br>City: | s: 500 Damonte Ranch Pkwy, Suite 860 Reno State: NV  | Zip: 89521  |