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Natalia K. Vander Laan, Esq.

KAREN ELLISON, RECORDER E07

**A.P.N.: 1220-09-810-047**

**Recording Requested By:** )  
Janet Garcia )  
1389 Marlette Circle )  
Gardnerville, NV 89460 )

**When Recorded Mail to:** )  
Janet Garcia )  
1389 Marlette Circle )  
Gardnerville, NV 89460 )

**Mail Tax Statement to:** )  
Janet Garcia )  
1389 Marlette Circle )  
Gardnerville, NV 89460 )

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:

JANET SUSAN GARCIA, who took title as, JANET GARCIA, a married woman as her sole and separate property,

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

REINALDO GARCIA and JANET SUSAN GARCIA, Trustees, or their successors in Trust, under the REINALDO GARCIA AND JANET SUSAN GARCIA REVOCABLE LIVING TRUST, dated December 8, 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 tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Legal description:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lot 341, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 31, Page 686, as Document No. 28309, and Amended Title Sheet recorded on June 4, 1965, in Book 31, Page 797, as Document No. 28377.

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.

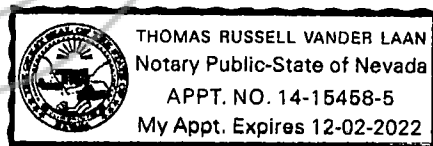
This deed was prepared without the benefit of title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Executed on December 8, 2020, in Douglas County, State of Nevada.

  
 \_\_\_\_\_  
 JANET SUSAN GARCIA

STATE OF NEVADA            )  
   ): ss  
 COUNTY OF Douglas        )

This instrument was acknowledged before me on this 8<sup>th</sup> day of December, 2020, by JANET SUSAN GARCIA.



  
 \_\_\_\_\_  
 NOTARY PUBLIC

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-09-810-047  
 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: <u>2/15/21</u>	
NOTES: <u>Trust of R &amp; J</u>	

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 Janet Garcia Capacity Grantor/Grantee

Signature RJG Capacity Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: JANET GARCIA  
 Address: 1389 Marlette Circle  
 City: Gardnerville  
 State: NV Zip: 89460

Print Name: REINALDO GARCIA&JANET SUSAN GARCIA  
 Address: 1389 Marlette Circle  
 City: Gardnerville  
 State: NV Zip: 89460

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

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