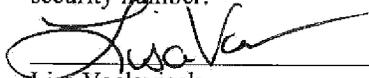


This document does not contain a social security number.

  
Lisa Vaclavicek

**APN: 1320-32-119-001**

**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:**

DAVID O'HARA and SANDRA O'HARA, Trustees  
1559 Wildrose Drive  
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,

DAVID O'HARA and SANDRA O'HARA,  
who also took title as, DAVID O'HARA and SANDRA J. O'HARA,  
husband and wife, as joint tenants,

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

DAVID O'HARA and SANDRA O'HARA, Trustees,  
or their successors in interest, of the  
O'HARA LIVING TRUST dated February 25, 2021,  
and any amendments thereto.



## EXHIBIT "A"

### Legal Description:

A parcel of land situate, lying and being in the NE-1/4 NW-1/4 Section 32, T 13 N, R 20 E, M.D.B.&M., in Douglas County, Nevada, more particularly describe as follows, to-wit:

Beginning at a point, the Southeast corner of Lot 6, Block "A", Southeast Addition to the Town of Minden, as shown on the official plat thereof, Filing No. 19150, Records of Douglas County, Nevada, which point is also the Northwest corner of Wildrose Subdivision No. 2, as shown on the official plat thereof, Filing No. 34825, Records of Douglas County, Nevada; thence S.  $26^{\circ}35'$  W., along the Western side of Second Street, a distance of 85 feet to a point; thence from a tangent which bears the last described course curving to the right with a radius of 15 feet through an angle of  $90^{\circ}$ , an arc distance of 23.56 feet to appoint; thence N.  $63^{\circ}25'$  W., a distance of 85 feet to a point; thence N.  $26^{\circ}35'$  E., a distance of 100 feet to a point on the Southern boundary of the Southeast Addition to the Town of Minden; thence S.  $63^{\circ}25'$  E., along said Southerly boundary, a distance of 100 square feet to the POINT OF BEGINNING.

Per NRS 111.312- The Legal Description above appeared previously in that Grant, Bargain, Sale Deed recorded on April 1, 2020, as Document No. 2020-944205 in Douglas County Records, Douglas County, Nevada.

**APN: 1320-32-119-001**

**Property Address: 1559 Wildrose Drive, Minden, NV 89423**

STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1320-32-119-001
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OK - JS</u>	

- 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, Section # 7
  - b. Explain Reason for Exemption: A transfer to/from a trust, made without consideration.

5. Partial Interest: Percentage being transferred: 100 %

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 \_\_\_\_\_ Capacity \_\_\_\_\_ Grantor

Signature Sandra O'Hara Capacity \_\_\_\_\_ Grantor

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

DAVID O'HARA  
 Print Name: SANDRA O'HARA  
 Address: 1559 Wildrose Drive  
 City: Minden  
 State: NV Zip: 89423

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

O'HARA LIVING TRUST  
 Print Name: O'HARA LIVING TRUST  
 Address: 1559 Wildrose Drive  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Anderson, Dorn & Rader, Ltd. Escrow # \_\_\_\_\_  
 Address: 500 Damonte Ranch Pkwy, Suite 860  
 City: Reno State: NV Zip: 89521

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