DOUGLAS COUNTY, NV Rec \$40.00 Total:\$40.00 WANDA BRADEN

2021-965608

04/15/2021 01:04 PM

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This document does not contain a social security number.

Natalia K. Vander Laan, Esq.

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KAREN ELLISON, RECORDER

E07

APN: 1022-18-002-027

Recording Requested By:)
Wanda Braden)
1553 Alba Vis)
Gardnerville, NV 89410	į (
When Recorded Mail to:)
Wanda Braden)
1553 Alba Vis)
Gardnerville, NV 89410)
)
Mail Tax Statements to:)
Wanda Braden, Trustee)
1553 Alba Vis)
Gardnerville, NV 89410	ý

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:

WANDA KAY BRADEN, who holds title as WANDA KAY BRADEN, as a single woman as her sole and separate property,

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

WANDA KAY BRADEN, Trustee, or her successors in Trust, under the WANDA KAY BRADEN REVOCABLE LIVING TRUST, dated April 13, 2021, 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:

Lot 3 in Block C, as shown on the Official Map of HOLBROOK HIGHLANDS, filed for record in the office of the County Recorder of Douglas County, Nevada on March 22, 1978, in Book 378, Page 1422 as Document No. 18825.

Subject to:

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

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.

Executed on April 13, 2021, in the county of Douglas, state of Nevada.

WANDA KAY BRADEN

STATE OF NEVADA

): ss

COUNTY OF DOUGLAS

This instrument was acknowledged before me on this April 13, 2021, by WANDA KAY BRADEN.

THOMAS RUSSELL VANDER LAAN Notary Public-State of Nevada APPT. NO. 14-15458-5 My Appt. Expires 12-02-2022

NOTARY PUBLIC

	E OF NEVADA	
	ARATION OF VALUE	
1.	Assessor Parcel Number(s)	^
	a) 1022-18-002-027	/\
	b)	
	c)	\ \
	d)	\ \
	,	\ \
2.	Type of Property:	\ \
	a) Vacant Land b) Single Fam. Res.	\ \
	c) Condo/Twnhse d) 2-4 Plex	DOD DECORDED COMIONAL LIGE ONLY
		FOR RECORDERS OPTIONAL USE ONLY BOOK PAGE
	e) Apt. Bldg f) Comm'l/Ind'l	DATE OF RECORDING:
	g) Agricultural h) Mobile Home	NOTES: Trust OF PX
	i) Other	Trust City
	1) <u> </u>	
3.	Total Value/Sales Price of Property:	s\$0.00
٥.	Deed in Lieu of Foreclosure Only (value of property)	(\$0.00
	Transfer Tax Value:	\$\$0.00
	Real Property Transfer Tax Due:	\$\$0.00
	1 3	
4.	If Exemption Claimed:	
٦.	a. Transfer Tax Exemption per NRS 375.090, Secti	ion#7
	b. Explain Reason for Exemption: A transfer of tit	tle to or from a trust
	if the transfer is made without consideration	
	if the transfer is made without consideration	
_	D 1117 1 D 1 1 1 1 0 1 100	000
5.	Partial Interest: Percentage being transferred: 100.	<u>.UC</u> %
Th	e undersigned declares and acknowledges, under pena	alty of perjury, pursuant to NRS 375.060 and NRS
37.	5.110, that the information provided is correct to the b	pest of their information and belief, and can be
	pported by documentation if called upon to substantial	
	rties agree that disallowance of any claimed exemption	
	sult in a penalty of 10% of the tax due plus interest at 1	
108	suit in a penaity of 10% of the tax due plus interest at .	170 per monui.
Durene	nt to NRS 375.030, the Buyer and Seller shall be jointly	and saverally liable for any additional amount awed
1 ursua	int to 14x5 575.050, the Duyer and Scher shan be jointly	
Signat	ure Wanda & Braden	Capacity Grantor/Grantee
Digitat	wie www.me ic juniteen	Cupacity
Signat	ure	Capacity
Signat	urc	Capacity
/	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
	(REQUIRED)	(REQUIRED)
	Λ.	, -
Print N	Jame: WANDA KAY BRADEN Prin	nt Name: WANDA KAY BRADEN, Trustee
	ss: 1553 Alba Vis Ad	Idress: 1553 Alba Vis
City:	<u> </u>	ty: Gardnerville
State:		ate: NV Zip:89410
State.	<u>Zip, 65416</u> Sia	zip. 30 110
COMP	ANY/PERSON REQUESTING RECORDING	
	required if not the seller or buyer)	
	· · · · · · · · · · · · · · · · · · ·	Escrow#
Addres		
City:	State:	Zip:
City.	(AS A PUBLIC RECORD THIS FORM MA	
	(1511 Obbie Ideold) Illis I Olivi MA	. L. L. L. COMBERNITORON IDINEDI