

APN: 1320-33-221-001

**RECORDING REQUESTED BY and
AFTER RECORDING MAIL THIS DOCUMENT TO:**

Gene M. Kaufmann, Esq.
SULLIVAN LAW
1625 State Route 88, Suite 401
Minden, NV 89423



0013652202109689410030035

KAREN ELLISON, RECORDER

E07

MAIL TAX STATEMENTS TO GRANTEE:

Kathleen E. Raymond, Trustee
1255 Concho Trail, Unit 1
Gardnerville, NV 89410

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. *(Per NRS 239B.030)*

GRANT DEED

For no consideration, Kathy E. Raymond, an unmarried woman

Hereby GRANTS to Kathleen E. Raymond, Trustee of the Kathleen E. Raymond Trust dated June 2, 2021,

all that real property situate in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

PARCEL 1:

Unit No. 1, of Building 7, of the Final Subdivision Map LDA 15-020 ESPLANADE AT THE RANCH, recorded in the Official Records of Douglas County, Nevada on November 7, 2017, as Document No. 2017-906665 and Certificate of Amendment recorded November 9, 2017, as Document No. 2017-906767.

PARCEL 2:

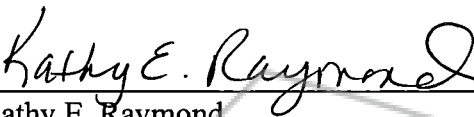
An undivided 1/41st interest as a tenant in common in the Common Elements. An exclusive right to use that portion of the Common Elements designated as Limited Common Elements on the Final Map, as granted in the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Esplanade At The Ranch Community Association recorded March 2, 2018, as Document No. 2018-911107 and the Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Esplanade At The Ranch Community Association recorded April 30, 2018, as Document No. 2018-913638, Official Records, Douglas County, Nevada

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The undersigned Grantor declares:

Documentary transfer tax is \$0.00. No consideration given. This conveyance transfers the Grantor's interest to the trustee of her revocable living trust.

Dated: June 2, 2021.



Kathy E. Raymond
also known as Kathleen E. Raymond

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Nevada)

County of Douglas)

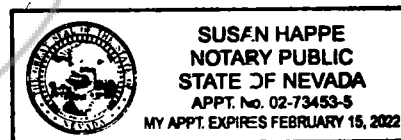
On June 2, 2021, before me, Susan Happe, a notary public, personally appeared Kathy E. Raymond, also known as Kathleen E. Raymond, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-33-221-001
 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust JK - JH</u>	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 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 without consideration

5. Partial Interest: Percentage being transferred: _____ %

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 Kathy E. Raymond Capacity _____ Grantor

Signature Kathleen E. Raymond Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kathy E. Raymond
 Address: 1255 Concho Trail, Unit 1
 City: Gardnerville
 State: NV Zip: 95391

Print Name: Kathleen E. Raymond, Trustee
 Address: 1255 Concho Trail, Unit 1
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Gene Kaufmann Esq., Sullivan Law Escrow # _____
 Address: 1625 State Route 88, Ste. 401
 City: Minden State: NV Zip: 89423

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