DOUGLAS COUNTY, NV

2021-969066

RPTT:\$0.00 Rec:\$40.00 \$40.00 Pgs=3

06/14/2021 12:13 PM

ANDERSON, DORN, & RADER, LTD.
KAREN ELLISON, RECORDER

This document does not contain a social

security number.

Lisa-Vaclavicek

APN: 1320-36-001-014

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:

GLEN P. ANTHONY and KATHY J. ANTHONY, Trustees ANTHONY LIVING TRUST 1531 Saltbush Ct.
Gardnerville, NV 89410

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,

GLEN P. ANTHONY and KATHY J. ANTHONY, who also took title as, KATHY JO ANTHONY and GLEN P. ANTHONY, wife and husband, as joint tenants with right of survivorship,

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

GLEN P. ANTHONY and KATHY J. ANTHONY, Trustees, or their successors in interest, of the ANTHONY LIVING TRUST dated February 25, 2021, and any amendments thereto.

E07

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 GLEN P. ANTHONY and KATHY J. ANTHONY, 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 10th day of June, 2021.

GLEN P. ANTHONY

KATHY I ANTHONY

STATE OF NEVADA

}ss:

COUNTY OF WASHOE

This instrument was acknowledged before me, this 10th day of June, 2021, by GLEN P.

ANTHONY and KATMY J. ANTHONY

Notary Public

RYAN STODTMEISTER
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 20-3678-02 - Expires June 3, 2024

EXHIBIT "A"

Legal Description:

LOT 3, BLOCK K, AS SHOWN ON THE FINAL MAP OF WILDFLOWER RIDGE, UNIT 3A, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON FEBRUARY 5, 1991, IN BOOK 291, PAGE 312, DOCUMENT NO. 244240, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

APN: 1320-36-001-014

Property Address: 1531 Saltbush Ct., Gardnerville, NV 89410



STATE OF NEVADA	
DECLARATION OF VALUE	
1. Assessor Parcel Number(s)	
a) 1320-36-001-014	\wedge
b) c)	
d)	\ \
<u> </u>	\ \
2. Type of Property:	\ \
	\ \
c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY BOOK PAGE
e) Apt. Bldg f) Comm'l/Ind'l	DATE OF RECORDING:
g) Agricultural h) Mobile Home	NOTES: 6/14/21 Trust Ok~A.B.
i)	
3. Total Value/Sales Price of Property:	S
Deed in Lieu of Foreclosure Only (value of property)	
Transfer Tax Value:	\$ 0.00 \$ 0.00
Real Property Transfer Tax Due:	3 000
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090, So	ection # 7
b. Explain Reason for Exemption: A transfer to	olfrom a trust, made without consideration.
	\ \ \ \ /
Partial Interest: Percentage being transferred:	<u>100</u> %
The undersigned declares and acknowledges, under po	enalty of perjury, pursuant to NRS 375.060 and NRS
375.110, that the information provided is correct to the	e best of their information and belief, and can be
supported by documentation if called upon to substan	tiate the information provided herein. Furthermore, the
parties agree that disallowance of any claimed exemp	tion, 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 join	the and severally liable for any additional amount owed.
Pursuant to IVKS 5752050, the Duyer and Sener shan be Join	
Signature Signature	_Capacity Grantor _Keovesentative
/ ° / () ()	
Signature	_Capacity Grantor
	/
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
GLEN P. ANTHONY	Print Name: ANTHONY LIVING TRUST
11	Address: 1531 Saltbush Ct.
	City: Gardnerville
	State: NV Zip: 89410
State: NV Zip. 09410	State. NV Zip. 00410
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	
(AS A PUBLIC RECORD THIS FORM I	MAY BE RECORDED/MICROFILMED)