

This document does not contain a social security number.



KAREN ELLISON, RECORDER E07

Natalia K. Vander Laan, Esq.

A.P.N.: 1220-21-610-155

Recording Requested By:)
Anna Maria Coletti)
P.O. Box 487)
Gardnerville, NV 89410)

When Recorded Mail to:)
Anna Maria Coletti)
P.O. Box 487)
Gardnerville, NV 89410)

Mail Tax Statement to:)
Anna Maria Coletti)
P.O. Box 487)
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:

ANNA MARIA COLETTI, an unmarried woman, who took title as, ANNA MARIA COLETTI, a Married Woman, as her Sole and Separate Property,

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

ANNA MARIA COLETTI, Trustee or her successors in trust, under the ANNA MARIA COLETTI REVOCABLE LIVING TRUST, dated November 19, 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:

Lot 549, of GARDNERVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

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.

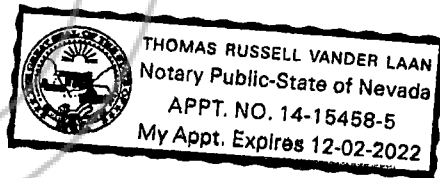
This deed was prepared without the benefit of title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Executed on November 19, 2020, in Douglas County, State of Nevada.


 ANNA MARIA COLETTI

STATE OF NEVADA)
): ss
 COUNTY OF Douglas)

This instrument was acknowledged before me on this 19th day of November, 2020, by ANNA MARIA COLETTI.





 NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1220-21-610-155
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>6/28/21</u>	
NOTES: <u>Grant or AS</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 [Signature] Capacity Grantor/Grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: ANNA MARIA COLETTI
Address: 732 Hornet Dr.
City: Gardnerville
State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: ANNA MARIA COLETTI, Trustee
Address: 732 Hornet Dr.
City: Gardnerville
State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)
Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)