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KAREN ELLISON, RECORDER E07

Natalia K. Vander Laan, Esq.

**A.P.N.: 1320-30-511-030**

**Recording Requested By:** )  
Arlene Knudtson )  
1766 Bella Casa Drive )  
Minden, NV 89423 )

**When Recorded Mail to:** )  
Arlene Knudtson )  
1766 Bella Casa Drive )  
Minden, NV 89423 )

**Mail Tax Statements to:** )  
Arlene Knudtson )  
1766 Bella Casa 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:

ARLENE ELLA KNUDTSON, who, following the death of co-tenant, holds title as ARLENE ELLA KNUDTSON, a single woman as her sole and separate property,

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

ARLENE ELLA KNUDTSON, Trustee, or her successors in Trust, under the ARLENE ELLA KNUDTSON REVOCABLE LIVING TRUST, dated July 28, 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 singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Legal Description:

See Exhibit "A"

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.

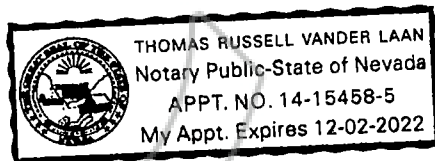
This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Executed on July 28, 2021, in the county of Douglas, state of Nevada.

  
 ARLENE ELLA KNUDTSON

STATE OF NEVADA            )  
   ): ss  
 COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on this July 28, 2021, by ARLENE ELLA KNUDTSON.



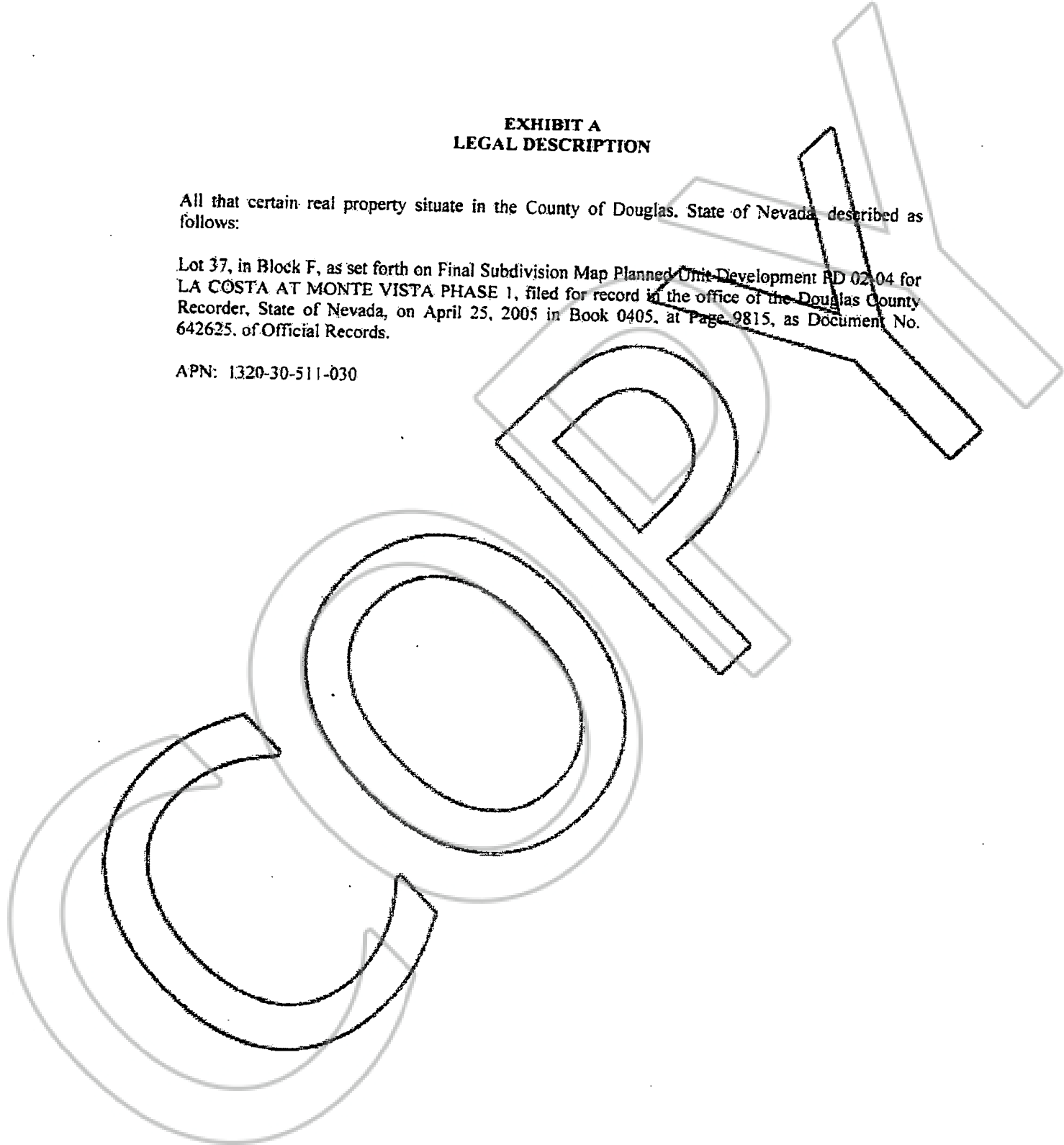
  
 \_\_\_\_\_  
 NOTARY PUBLIC

**EXHIBIT A  
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 37, in Block F, as set forth on Final Subdivision Map Planned Unit Development PD 02-04 for LA COSTA AT MONTE VISTA PHASE 1, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 25, 2005 in Book 0405, at Page 9815, as Document No. 642625, of Official Records.

APN: 1320-30-511-030



# STATE OF NEVADA DECLARATION OF VALUE

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: Verified Trust

**1. Assessor Parcel Number (s)**

- (a) APN: 1320-36-511-030
- (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

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

Transfer Tax Value: \_\_\_\_\_

Real Property Transfer Tax Due: \_\_\_\_\_

\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 7

b. Explain Reason for Exemption: Transfer to trust 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 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 Arlene E Knudtson Capacity Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Arlene Ella Knudtson

Address: 1766 Bella Casa Dr.

City: Minden

State: NV. Zip: 89423

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Knudtson Trust

Address: SAME

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_