DOUGLAS COUNTY, NV

2021-972374

RPTT:\$0.00 Rec:\$40.00 \$40.00

Pgs=3

08/12/2021 08:27 AM

ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

E07

This document does not contain a social security number.

APN: 1420-33-701-058

### 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:

SUSAN M. ANDERSEN, Trustee ANDERSEN LIVING TRUST 1359 Downs Dr. 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.

SUSAN M. ANDERSEN, who took title as SUSAN ANDERSEN, a married woman as joint tenant with right of survivorship,

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

SUSAN M. ANDERSEN, Trustee, or her successors in interest, of the SUSAN M. ANDERSEN LIVING TRUST dated July 21, 2021, and any amendments thereto.

ALL of her 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.

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 my hand, this 11th day of August, 2021.

STATE OF NEVADA

}ss:

COUNTY OF WASHOE

This instrument was acknowledged before me, this 11th day of August, 2021, by SUSAN M. ANDERSEN.

LISA J. RATHBUN **NOTARY PUBLIC** STATE OF NEVADA ly Commission Expires: 05/04/23 Certificate No: 15-1753-2

# **EXHIBIT "A"**

### **Legal Description:**

A portion of the Northeast ¼ of the Southeast ¼ of Section 33, Township 14 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Parcel 2 as shown on Parcel Map LDA 18-001 for C & R DeCarlo 1993 Trust and Quail's Nest Trust, 1999, filed for record in the office of the County Recorder of Douglas County, State of Nevada on August 13, 2018 as Document No. 2018-917999, Official Records.

Per NRS 111.312- The Legal Description above appeared previously in that Grant, Bargain, Sale Deed recorded on September 11, 2020, as Document No. 2020-952382 in Douglas County Records, Douglas County, Nevada.

APN: 1420-33-701-058

Property Address: 1359 Downs Dr., Minden, NV 89423



STATE OF NEVADA		
DECLARATION OF VALUE		
1. Assessor Parcel Number(s)		
a)1420-33-701-058 b)		Λ
b)		
d)		\ \
		\ \
2. Type of Property:		\ \
a) Vacant Land b) Single Fam. I	Res.	\ \
c) Condo/Twnhse d) 2-4 Plex		OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'l	BOOK	PAGE
g) Agricultural h) Mobile Home	DATE OF RECORDIN	G:
i) L Other	NOTES: <u>8/12/21 T</u>	rust OK~A.B.
3. Total Value/Sales Price of Property:	/ <b>\$</b> \	
Deed in Lieu of Foreclosure Only (value of propert Transfer Tax Value:		
Real Property Transfer Tax Due:		0.00
		0.00
4. If Exemption Claimed:		/
a. Transfer Tax Exemption per NRS 375.090	Section #7	/
b. Explain Reason for Exemption: A transfe	r to/from a trust, made with	out consideration.
5. Partial Interest: Percentage being transferred:	100 %	
The undersigned declares and acknowledges, under	manially a C	
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 accumentation it called inon to subst	intiate the information was	.3.3.4 <b>1</b> 1.1. • • • • • • • • •
Parties agree that disantowance of any claimed even	intion or other determination	on of additional tax due may
result in a penalty of 10% of the tax due plus interes	st at 1% per month.	at additional tax due, may
Pursuant to NRS 375.030, the Buyer and Seller shall be je	intly and severally 1' 1.1 c	134
Q ma	muy and severally hable for	any additional amount owed.
Signature Suson M. andersen	Capacity	Grantor
Signature	/n/u	Grantor
	Capacity	Grantor
SELLER (GRANTOR) INFORMATION	BUYER (GRANT	TEE) INFORMATION
(REQUIRED)	(REQUIR	ED)
Print Name; SUSAN M. ANDERSEN		,
Address: 1359 Downs Dr.	Print Name: ANDERSEN LIVING TRUST	
City: Minden	Address: 1359 Downs Dr. City: Minden	
State: NV Zip: 89423	State: NV	Zip: 89423
COMPANY/DEDGON DEOLESCEDA COMPANY/DEDGON DEOLESCEDA COMPANY/DEDGON DEOLESCEDA COMPANY		
COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)		
Print Name: Anderson, Dorn & Rader, Ltd.	Egg., "	
Address: 500 Damonte Ranch Pkwy, Suite 860	Escrow #	
City: Repo		
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)		
22 ABOOKDED/MICKO/ILMED)		