DOUGLAS COUNTY, NV

2021-972375

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

08/12/2021 08:29 AM

ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

E07

This document does not contain a social security number.

isa-Vaclavicek

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:

JAMES W. 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,

JAMES W. ANDERSEN, who took title as JAMES ANDERSEN a married man as joint tenant with right of survivorship,

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

JAMES W. ANDERSEN, Trustee, or his successors in interest, of the ANDERSEN LIVING TRUST dated September 22, 2006, and any amendments thereto.

ALL of his 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.

JAMES W. ANDERSEN

STATE OF NEVADA

}ss:

COUNTY OF WASHOE

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

Notary Public

My

LISA J. RATHBUN
NOTARY PUBLIC
STATE OF NEVADA
y 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



DECLARATION OF VALUE 1. Assessor Parcel Number(s) a) 1420-33-701-058 b) c) c) d) 2. Type of Property: a) Vacant Land b) Vaca
a) 1420-33-701-058 b) c) d) 2. Type of Property: a) Vacant Land b) Vacant Land b
b) c) d) 2. Type of Property: a) Vacant Land b) V Single Fam. Res. c) Condo/Twnhse d) e) Apt. Bldg f) Comm'//Ind'l Mobile Home i) Other 3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Iransfer 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: A transfer to/from a trust, made 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 if called upon to substantiate the information and belief, and can be supported by documentation if called upon to substantiate 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 near he 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 Capacity Grantor SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: JAMES W. ANDERSEN Print Name: JAMES W. ANDERSEN Print Name: JAMES W. ANDERSEN
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Address: 1359 Downs Dr. City: Minden City: Minden
State: NV Zin: 90422
State. NV Zip: 89423
COMPANY/PERSON REQUESTING RECORDING
PROGRAMMAN AND AND AND AND AND AND AND AND AND A
(required if not the seller or buyer)
Print Name: Anderson, Dorn & Rader, Ltd. Escrow #