

ASSESSOR'S PARCEL NO. 1219-15-001-024**WHEN RECORDED MAIL TO:**

MARTIN A. NEUMANN, ESQ.
WEINSTOCK MANION, A LAW
CORPORATION
1875 CENTURY PARK EAST
SUITE 2000
LOS ANGELES, CA 90067

MAIL TAX NOTICES TO:

DOLLY GAY PETERS
951 SHERIDAN LANE
GARDNERVILLE, NV 89460

WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GILLIAN R. KALTMAN AND GAYE RUSSELL-BRUCE, Trustees, under the NANCY HEINZ RUSSELL LIVING TRUST UDT 1/6/89 (herein, "Grantor"), whose address is 3003 Shadow Brook Lane, Westlake Village, CA 91361, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to DOLLY GAY PETERS, an unmarried woman (herein, "Grantee"), whose address is 951 Sheridan Lane, Gardnerville, NV 89460, **all of Grantor's undivided 50% interest** in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 951 Sheridan Lane, Gardnerville, NV 89460

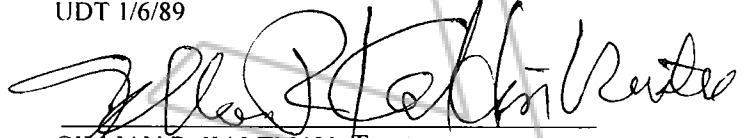
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against all lawful claims whatsoever.

Dated this 26 day of April, 2021.

GRANTOR:

NANCY HEINZ RUSSELL LIVING TRUST
UDT 1/6/89



GILLIAN R. KALTMAN, Trustee

ACKNOWLEDGMENT

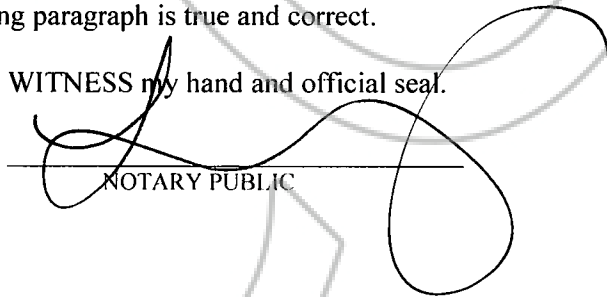
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

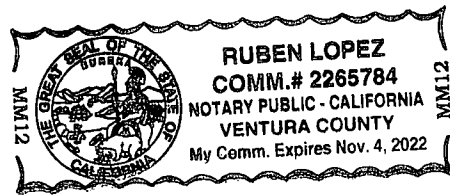
State of California)
County of VENTURA)

On MAY 10, 2021, before me, RUBEN LOPEZ, a Notary Public, personally appeared GILLIAN R KALTMAN who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



NOTARY PUBLIC

GRANTOR:

NANCY HEINZ RUSSELL LIVING TRUST
UDT 1/6/89

Gaye Russell - Bruce Trustee
GAYE RUSSELL-BRUCE, Trustee

ACKNOWLEDGMENT

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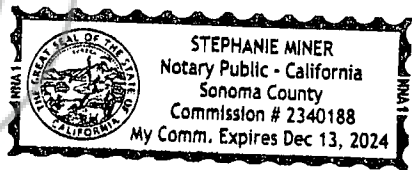
State of California)
County of Sonoma)

On 4/26/21, before me, Stephanie Miner, a Notary Public, personally appeared Gaye Russell - Bruce, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

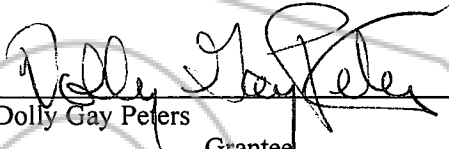
WITNESS my hand and official seal.

[Signature]
NOTARY PUBLIC



Affirmation Statement

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.



Dolly Gay Peters
Grantee

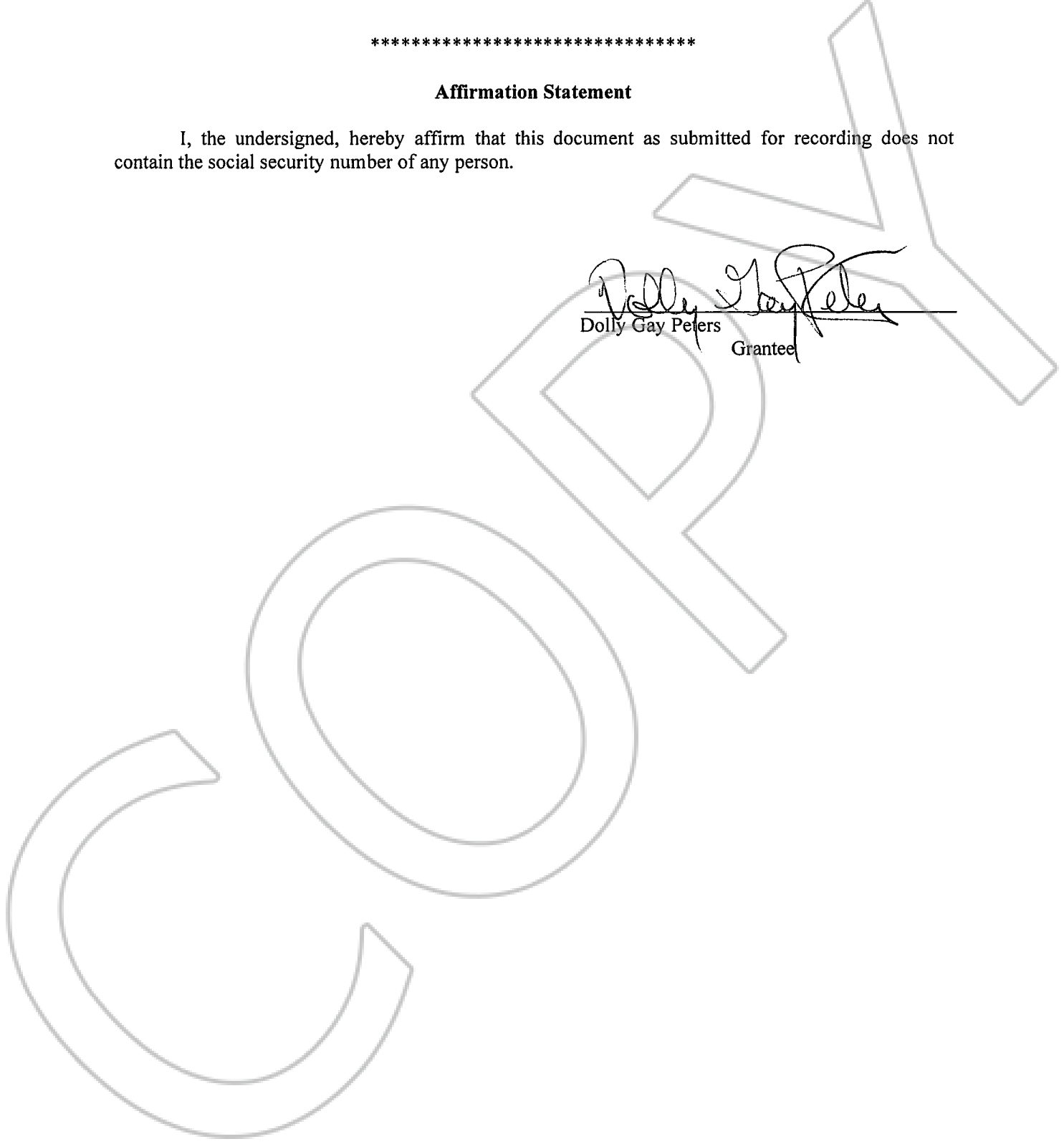


EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, AND IN THE NORTHWEST QUARTER OF SECTION 14, IN TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M. DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE NORTH ONE QUARTER CORNER OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 19 EAST, BEARS NORTH 73° 12' 34" EAST, 2932.12 FEET; THENCE RUNNING SOUTH 64° 00' 25" WEST A DISTANCE OF 200.00 FEET TO THE EAST SIDE OF SHERIDAN LANE; THENCE ALONG SHERIDAN LANE SOUTH 25° 59' 35" EAST, A DISTANCE OF 480.00 FEET TO A POINT; THENCE NORTH 64° 00' 25" EAST, A DISTANCE OF 200.00 FEET TO A POINT; THENCE NORTH 25° 59' 35" WEST, A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING.

Per NRS 111.312, this legal description was previously recorded as Document No. 348890, in Book 1094, Page 3240, on October 19, 1994, in the office of the Recorder of Douglas County, Nevada.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1219-15-001-024
 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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: Trust ok - JS

3. Total Value/Sales Price of Property \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 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: Transfer from a trust without consideration to beneficiary

5. Partial Interest: Percentage being transferred: 50% %

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 Nancy Russell Bruce Capacity GRANTOR

Signature Dolly Gay Peters Capacity GRANTOR

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Nancy Heinz Russell Living Trust
 Address: 3003 Shadow Brook Lane
 City: Westlake Village
 State: CA Zip: 91361

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Dolly Gay Peters
 Address: 951 Sheridan Lane
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: US Deeds Escrow #: _____
 Address: 423 Lithia Pinecrest Road
 City: Brandon State: FL Zip: 33511

STATE OF NEVADA
DECLARATION OF VALUE FORM

5. Assessor Parcel Number(s)
a) 1219-15-001-024
b) _____
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6. Type of Property:
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7. Total Value/Sales Price of Property \$ 0.00
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ 0.00
Real Property Transfer Tax Due \$ 0.00

8. **If Exemption Claimed:**

- c. Transfer Tax Exemption per NRS 375.090, Section 7
d. Explain Reason for Exemption: Transfer from trust without consideration to beneficiary

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Signature Dolly Jay Peters Capacity GRANTEE

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Nancy Heinz Russell Living Trust
Address: 3003 Shadow Brook Lane
City: Westlake Village
State: CA Zip: 91361

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Dolly Gay Peters
Address: 951 Sheridan Lane
City: Gardnerville
State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

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