

DOUGLAS COUNTY, NV

2021-973003

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

08/24/2021 12:31 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E07

APN: 1220-15-510-009
R.P.T.T.: \$0.00
Escrow No.: 21020000-ES
When Recorded Return To:
Thomas L. Avant, Sr and Lynn L. Avant
951 Riverview Drive
Gardnerville, NV 89460

Mail Tax Statements to:
Thomas L. Avant, Sr and Lynn L. Avant
951 Riverview Drive
Gardnerville, NV 89460

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Thomas L. Avant Sr. and Lynn L. Avant, Co-Trustees of Avant Family Trust U/D/T dated November 17, 2004

do(es) hereby Grant, Bargain, Sell and Convey to

Thomas L. Avant and Lynn L. Avant, husband and wife as joint tenants

all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 19 day of Aug, 2021.

Avant Family Trust U/D/T dated November 17, 2004

Thomas L. Avant Sr.
Thomas L. Avant Sr., Co-Trustee

Lynn L. Avant
Lynn L. Avant, Co-Trustee

STATE OF NEVADA

COUNTY OF CARSON City

This instrument was acknowledged before me on this 19 day of Aug, 2021, by Thomas L. Avant Sr. and Lynn L. Avant

Liz Svenningsen
Notary Public

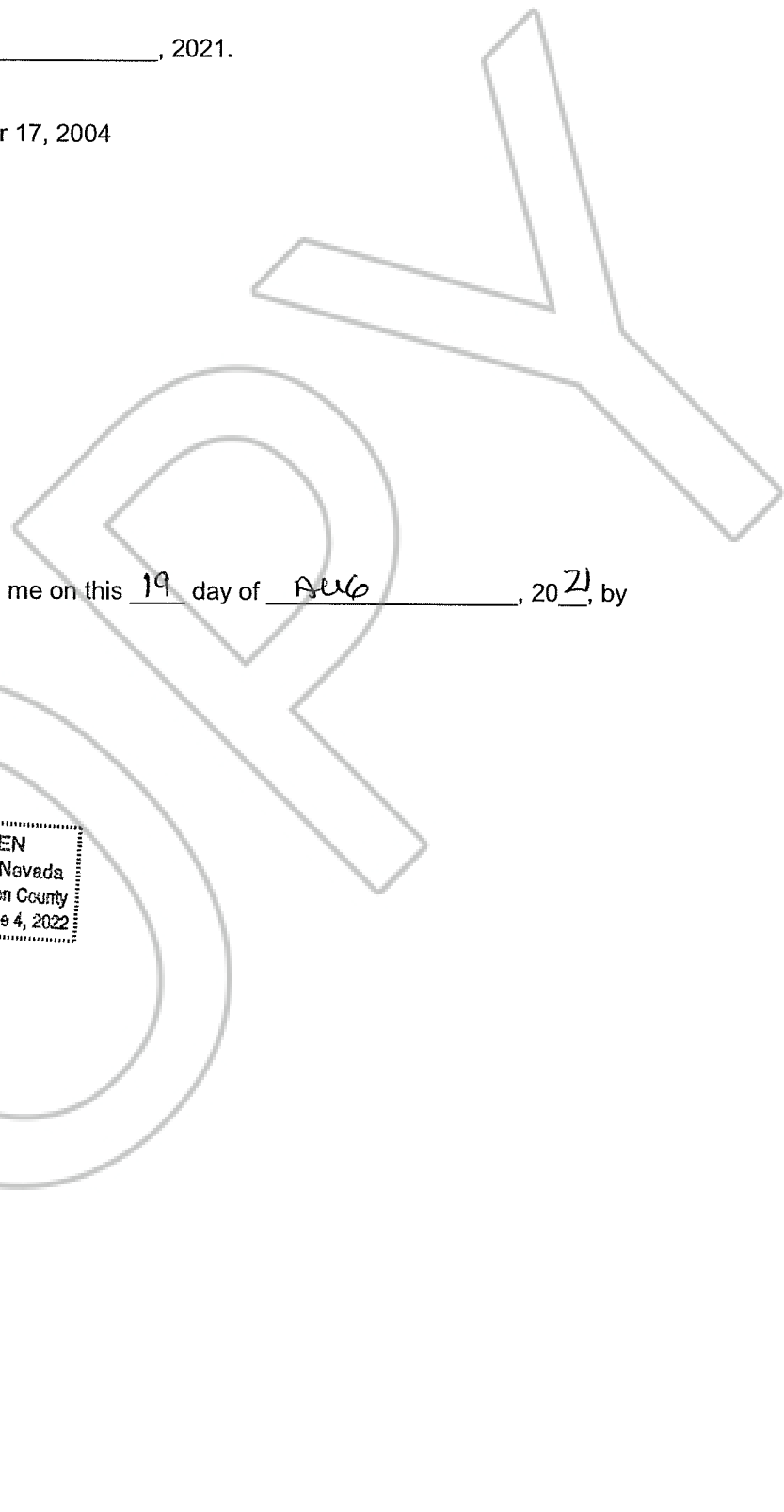
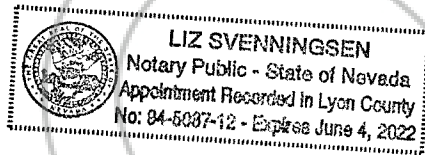
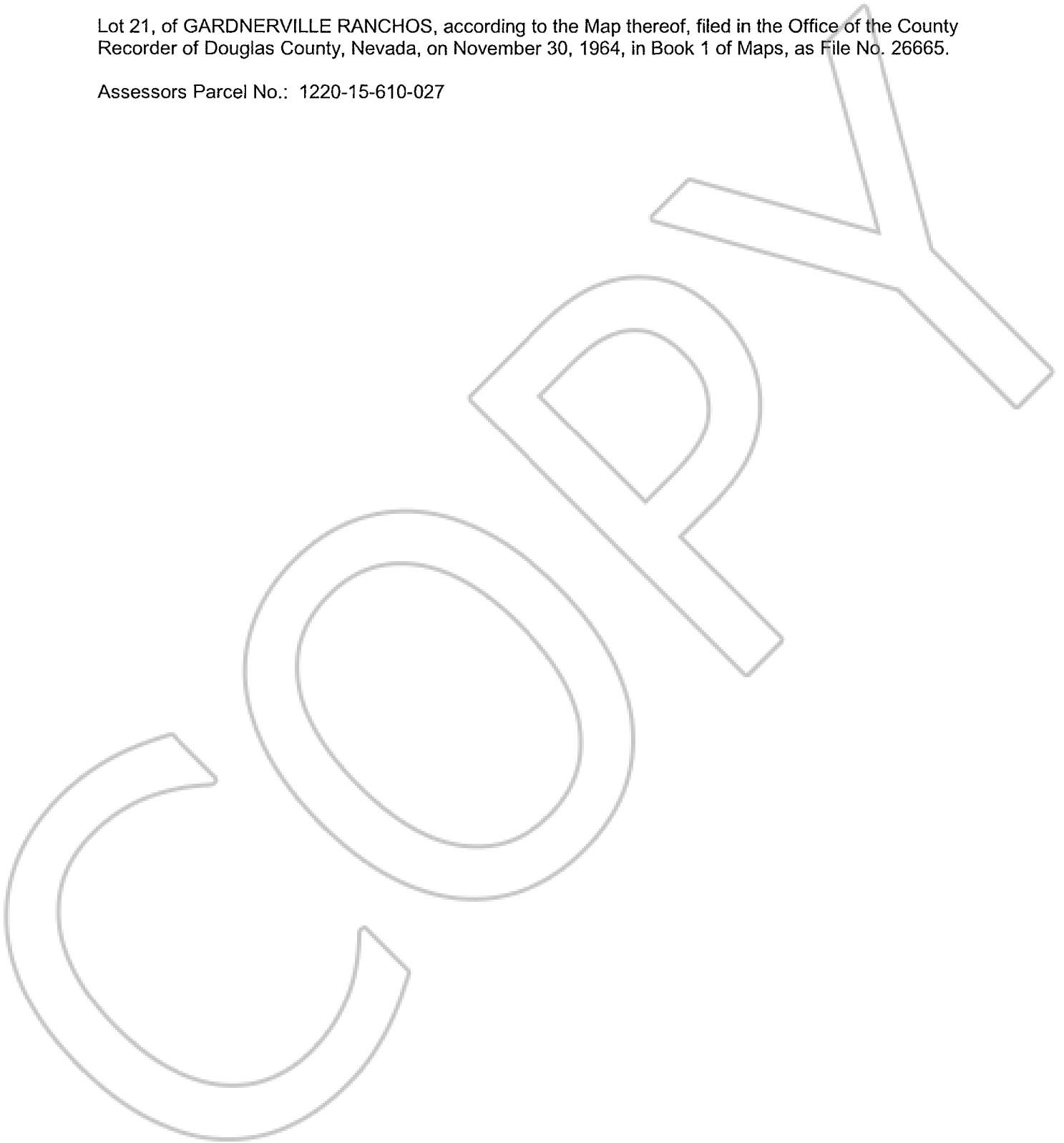


EXHIBIT A

Lot 21, of GARDNERVILLE RANCHOS, according to the Map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on November 30, 1964, in Book 1 of Maps, as File No. 26665.

Assessors Parcel No.: 1220-15-610-027



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-15-510-009
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	<u>Trust cert - KE</u>

3. a. Total Value/Sale Price of Property: \$0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$0.00
 d. 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: Transferring out of Trust 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 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: [Signature] Capacity: Escrow Ass't.
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Thomas L. Avant Sr. and Lynn L. Avant, Trustees of Avant Family Trust
 Address: 951 Riverview Dr.
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Thomas L. Avant, Sr and Lynn L. Avant
 Address: 951 Riverview Drive
 City: Gardnerville
 State: Nevada Zip: 89460

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21020000-ES
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703