

DOUGLAS COUNTY, NV

**2021-973005**

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

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

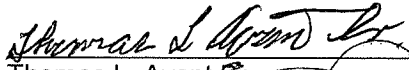

**Thomas L. Avant Sr. and Lynn L. Avant, Trustees of Avant Family Trust U/D/T dated November 17,2004**

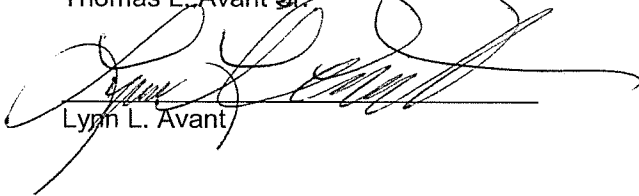
all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

**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.

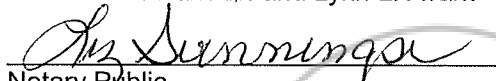
  
Thomas L. Avant 

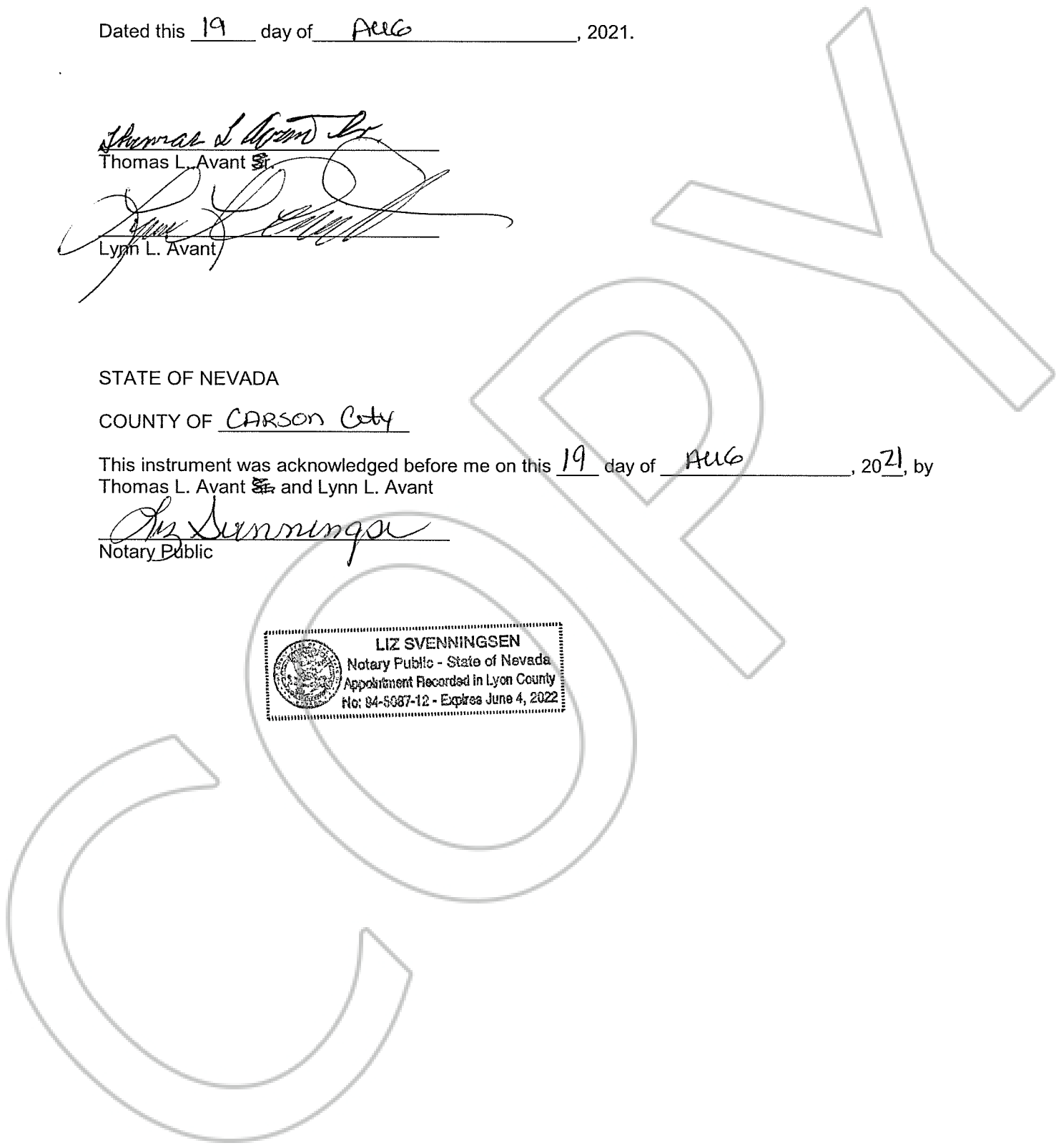
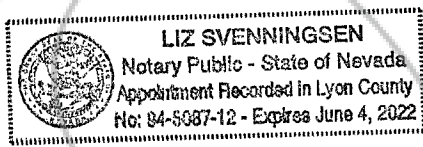
  
Lynn L. Avant

STATE OF NEVADA

COUNTY OF CARSON City

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

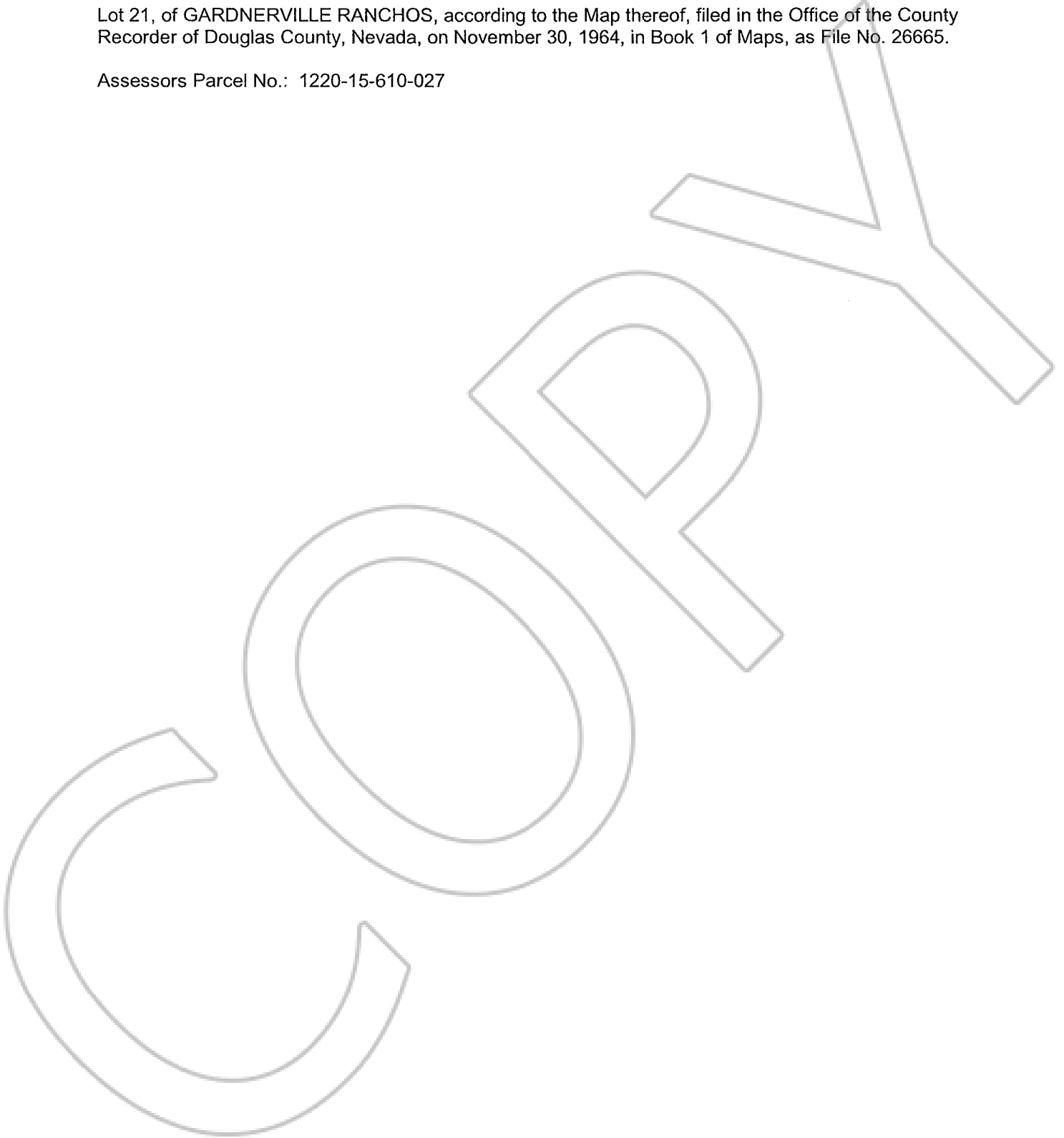
  
Notary Public



## 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 ok - 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 into 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: *Ann Doyle* Capacity: Escrow Asst.  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

|  |  |
|--|--|
| Print Name: <u>Thomas L. Avant Sr. and Lynn L. Avant</u> | Print Name: <u>Thomas L. Avant, Sr and Lynn L. Avant, Trustees of Avant Family Trust</u> |
| Address: <u>951 Riverview Dr.</u>                        | Address: <u>U/D/T dated November 17, 2004</u>  |
| City: <u>Gardnerville</u>                                | City: <u>951 Riverview Drive</u>   |
| State: <u>NV</u> Zip: <u>89460</u>                       | City: <u>Gardnerville</u>  |
|  | State: <u>Nevada</u> Zip: <u>89460</u>   |

**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