

APN: 1318-15-410-019

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD.
Post Office Box 3390
Lake Tahoe, NV 89449-3390

MAIL TAX STATEMENTS TO:

J. Timothy Ahern
Post Office Box 10269
Zephyr Cove, Nevada 89448

Pursuant to *NRS 239B.030, I*, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

TRUST TRANSFER DEED

FOR NO CONSIDERATION, J. Timothy Ahern, a single man ("Grantor"), does hereby GRANT, TRANSFER and CONVEY to J. Timothy Ahern, Trustee of The JTA 2021 Trust ("Grantee"), all that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

All of Lots 64 and 65 and that portion of Lot 66, more particularly described as follows:

Beginning at the Southeast corner of said Lot 64; thence North 84°42'33" West 125.91 feet; thence North 05°17'27" East 100.00 feet; thence South 84°42'33" East 68.64 feet; thence South 24°30'30" East 115.24 feet to the Point of Beginning

TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

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TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantee and Grantee's heirs and assigns forever.

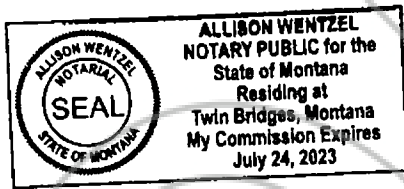
DATED this 9 day of Sept, 2021

J Timothy Ahern
J. TIMOTHY AHERN, Grantor

STATE OF MONTANA

COUNTY OF MADISON

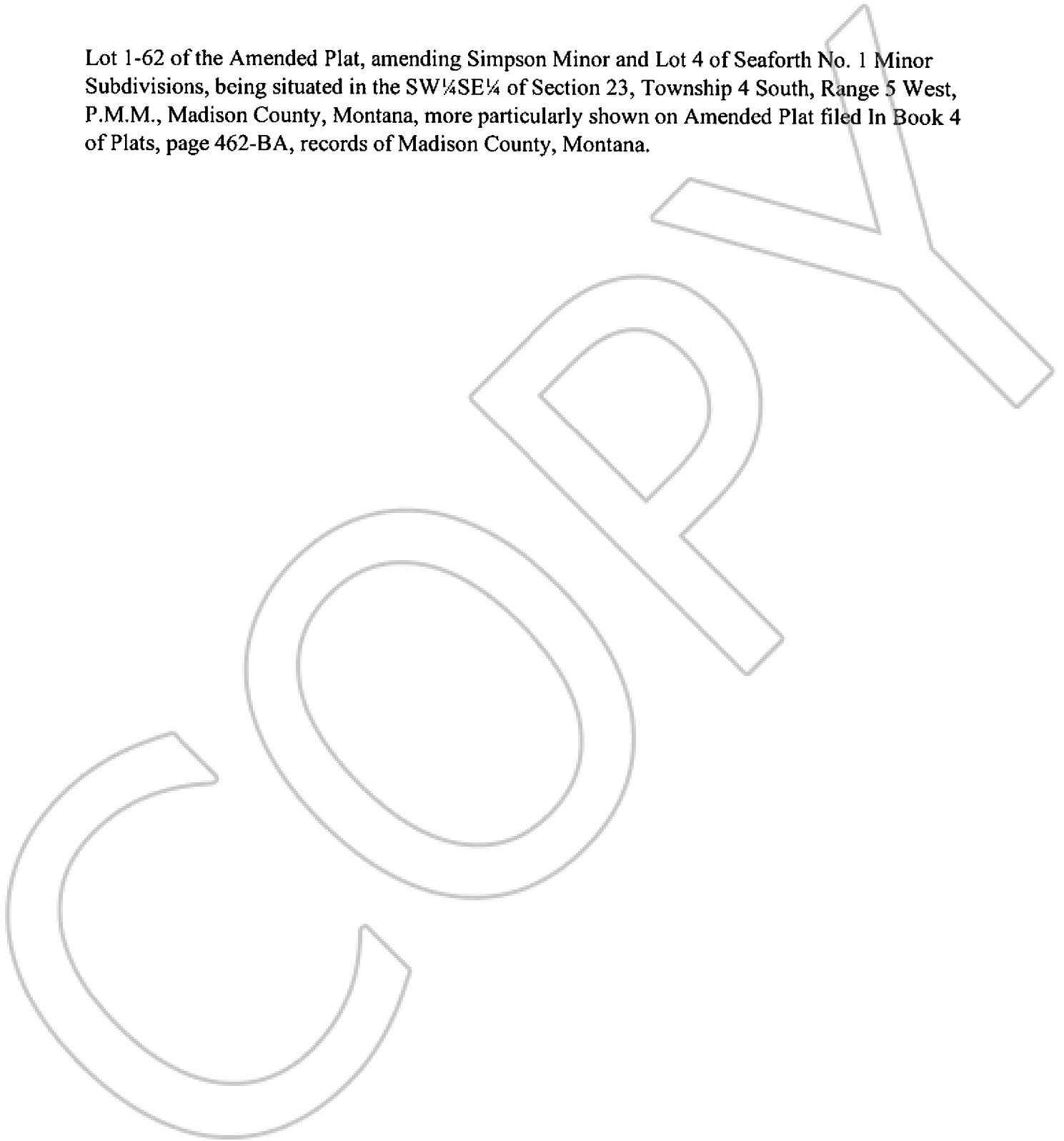
This instrument was signed or acknowledged before me on September 9th, 2021 by J. Timothy Ahern.



Allison Wentzel
NOTARY SIGNATURE

LEGAL DESCRIPTION

Lot 1-62 of the Amended Plat, amending Simpson Minor and Lot 4 of Seaforth No. 1 Minor Subdivisions, being situated in the SW¼SE¼ of Section 23, Township 4 South, Range 5 West, P.M.M., Madison County, Montana, more particularly shown on Amended Plat filed In Book 4 of Plats, page 462-BA, records of Madison County, Montana.



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- (a) 1318-15-410-019
- (b) _____
- (c) _____
- (d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: Trust ok - js

2. Type of Property:

- (a) Vacant Land
- (c) Condo/Townhouse
- (e) Apartment Building
- (g) Agricultural
- (i) Other: _____
- x (b) SFR
- (d) 2-4 Plex
- (f) Commercial/Ind.
- (h) Mobile Home

3. Total Value/Sale Price of Property:

Deed in Lieu of Foreclosure Only (value of property): \$ 0
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090(7).
- b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a Certificate of Trust is presented at the time of transfer.

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 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 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: J Timothy Ahern

Capacity Seller, J. Timothy Ahern, a single man

Signature: J Timothy Ahern

Capacity Buyer, J. Timothy Ahern, Trustee of the JTA 2021 Trust

SELLER (GRANTOR) INFORMATION

(Required)

Name J. Timothy Ahern
 Address Post Office Box 10269
 City/State/Zip Zephyr Cove, Nevada 89448

BUYER (GRANTEE) INFORMATION

(Required)

Name J. Timothy Ahern, Trustee of the JTA 2021 Trust
 Address Post Office Box 10269
 City/State/Zip Zephyr Cove, Nevada 89448

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: ALLING & JILLSON, LTD.
 Address: Post Office Box 3390
 Lake Tahoe, NV 89449

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)