

APN: 1320-29-214-014

**Recording Requested By  
And When Recorded Mail To:**

Minden Lawyers, LLC  
P.O. Box 2860  
Minden, NV 89423

**Mail Tax Statements to:**

Nicolette Anne Curth  
1098 Alyssum Ct.  
Minden NV 89423



00143024202109747500040048

KAREN ELLISON, RECORDER

E07

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

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.

**The undersigned grantor declares documentary transfer tax is: \$ 0.00**

**GRANT, BARGAIN, AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Nicolette Anne Curth, an unmarried woman ("Grantor"), does hereby GRANT, BARGAIN, SELL, and CONVEY to Nicolette Anne Curth, Trustee of The 2021 Nicolette Anne Curth Revocable Trust established September 22, 2021, all of her right, title and interest in that certain real property located at 1098 Alyssum Court, Minden, Nevada 89423 situate in the County of Douglas, State of Nevada, more particularly described and recorded in Official Records, County of Douglas, State of Nevada, Document No. 2016-888666 and attached hereto as "Exhibit 1."

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

***Pursuant to NRS §111.312, this legal description was previously recorded on October 5, 2016, in the Official Records of Douglas County as Document No. 2016-888666.***

DATED this 27 day of September 2021.

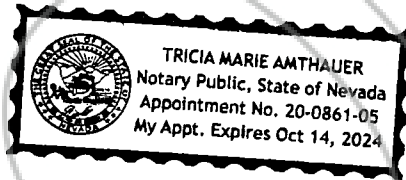
By: Nicolette Anne Curth  
Nicolette Anne Curth

STATE OF NEVADA        )  
  ) ss:  
COUNTY OF DOUGLAS    )

On the 27<sup>th</sup> day of September 2021, before me, a Notary Public personally appeared Nicolette Anne Curth proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or entities upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Tricia Marie Amthauer  
Notary Public



# EXHIBIT 1

## PARCEL 1:

**LOT 31, AS SHOWN ON THE OFFICIAL PLAT OF WINHAVEN, UNIT NO. 2, PHASE B, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER, RECORDED SEPTEMBER 14, 1990, IN BOOK 990 OF OFFICIAL RECORDS, AT PAGE 1935, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 234655.**

## PARCEL 2:

**A NON-EXCLUSIVE EASEMENT FOR USE, ENJOYMENT, INGRESS AND EGRESS OVER THE COMMON AREA AS SET FORTH IN DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 28, 1990, IN BOOK 990, PAGE 4348, AS DOCUMENT NO. 235644, OFFICIAL RECORDS.**

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Right of Way and Easements now of record.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1320-29-214-014  
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  
i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OK - A</u>	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
Transfer 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: transfer of title to a trust without consideration

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 Nicolette Anne Curth Capacity Grantor

Signature Nicolette Anne Curth Capacity Grantor

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

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

Print Name: Nicolette Anne Curth  
Address: 1098 Alyssum Ct.  
City: Minden  
State: NV Zip: 89423

Nicolette Anne Curth, Trustee of The 2021 Nicolette  
Print Name: Anne Curth Revocable Trust  
Address: 1098 Alyssum Ct.  
City: Minden  
State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Minden Lawyers, LLC Escrow # \_\_\_\_\_  
Address: 990 Ironwood Drive, Suite 300  
City: Minden State: NV Zip: 89423

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