

APN: 1420-08-611-026
R.P.T.T.: \$0.0
Exempt: (NRS 375.090, Section 7)

RECORDING REQUESTED BY:

Charlene McLear
3565 Long Dr.
Minden, NV 89423

AFTER RECORDING MAIL TO:

Charlene McLear
3565 Long Dr.
Minden, NV 89423

MAIL TAX STATEMENT TO:

Charlene McLear
3565 Long Dr.
Minden, NV 89423

DOUGLAS COUNTY, NV 2021-975013
Rec:\$40.00
Total:\$40.00 10/04/2021 10:48 AM
CHARLENE MCLEAR Pgs=4



KAREN ELLISON, RECORDER E07

I
I/We the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for the recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

GRANT, BARGAIN AND SALE DEED
TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT,

CHARLENE MCLEAR, a single woman,

For NO consideration, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to:

CHARLENE MCLEAR, as Trustee of
THE CHAR MCLEAR LIVING TRUST
UAD September 30, 2021, and any amendments thereto.

ALL of their interest in the real property situated in the City of Minden, County of Douglas, State of Nevada, more particularly described in EXHIBIT "A", attached hereto and incorporated herein, together with all and singular tenements, hereditaments, and appurtenances thereunto belongings or in anywise appertaining, and any reversions, remainders, rents, issues profits thereof.

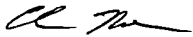
- SUBJECT TO:
1. Taxes for the current fiscal year, paid current
 2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record if any

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The parties have approved the preparation of this deed and assume all liability whatsoever to the accuracy of the legal description and/or the status of the title to the property.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF.

WITNESS my hand(s), this 30th day of September, 2021

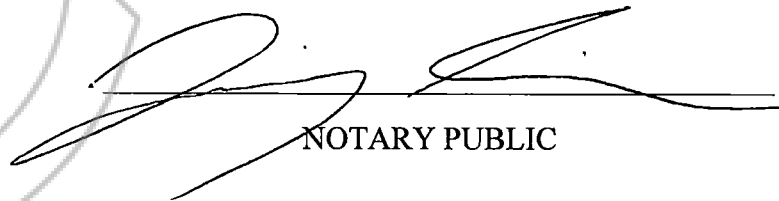


CHARLENE MCLEAR

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on this 30th day of September, 2021,
by Charlene McLear.

(Notary Stamp)



NOTARY PUBLIC

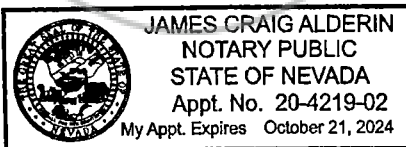
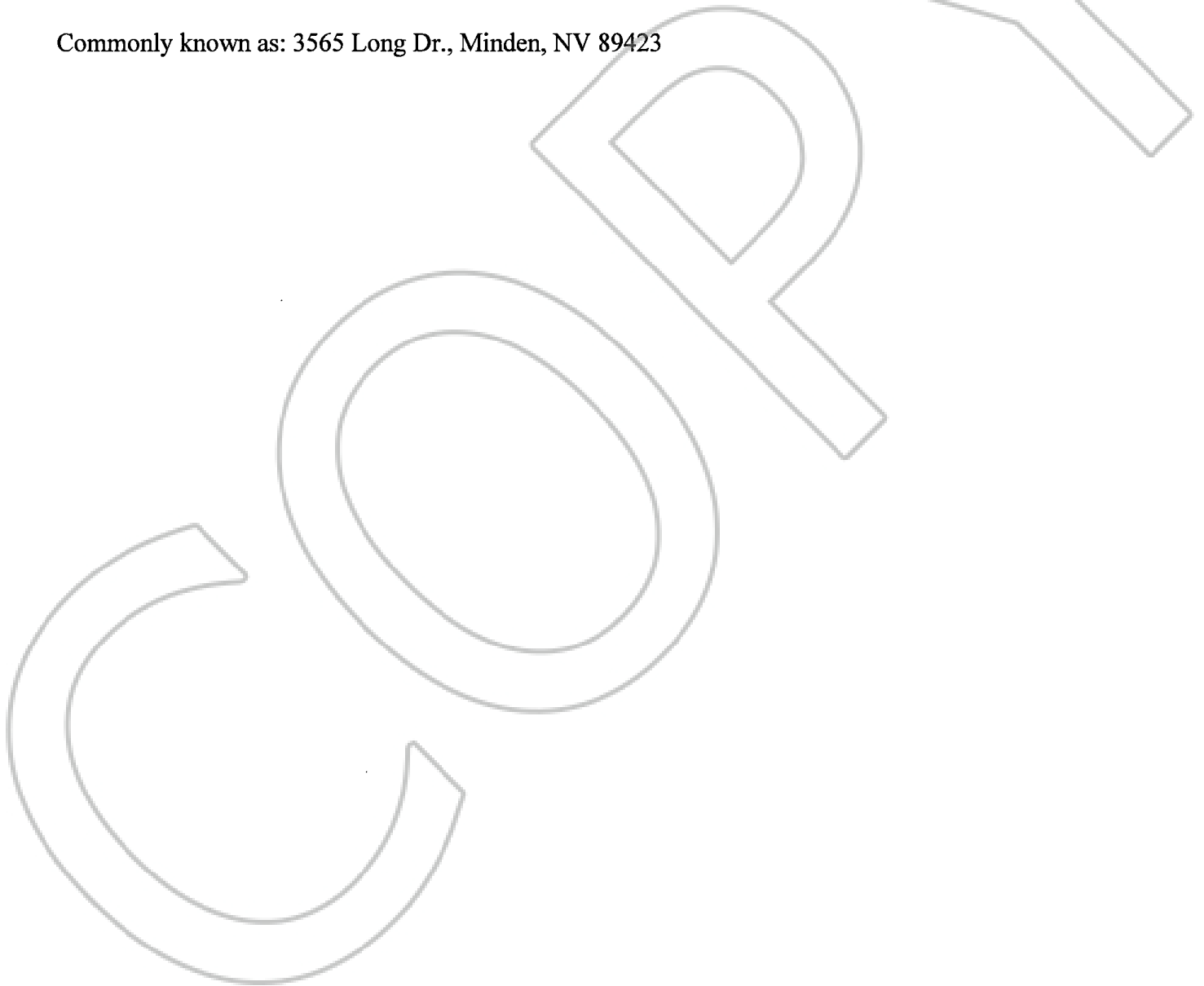


EXHIBIT "A"

Lot 731, as set forth on Final Map LDA #99-054-7 for SUNRIDGE HEIGHTS III, UNIT 7, a Planned Unit Development, recorded in the office of the Douglas County Recorder on June 6, 2005, in Book 0605, Page 1632, as Document No. 646054.

Commonly known as: 3565 Long Dr., Minden, NV 89423



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1420-08-611-026
 b) _____
 c) _____
 d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>Trust ok BE</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 to Trust without consideration

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 [Signature] Capacity Grantor/Grantee
 Signature [Signature] Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Charlene McLear
 Address: 3565 Long Dr
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: The Char McLear Living Trust UAD: 9-30-21
 Address: 3565 Long Dr
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Charlene McLear Escrow # _____
 Address: 3565 Long Dr
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)