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

Rec:\$40.00 Total:\$40.00

CHARLENE MCLEAR

2021-975013

10/04/2021 10:48 AM

Pgs=4



KAREN ELLISON, RECORDER

E07

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 WITHNESSETH 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

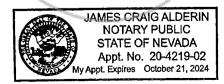
STATE OF NEVADA

**COUNTY OF WASHOE** 

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

(Notary Stamp)





## **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.



## STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s) a)1420-08-811-028 b) d)  2. Type of Property: a)				
2. Type of Property:    O			\ \	
2. Type of Property: a) Vacant Land b) Vacant Land	-		\ \	
2. Type of Property:  a)   Vacant Land   Vac			\ \	
2. Type of Property:   a)	<i>'</i>		\ \	
Single Fam Res. Condo/Twinhse d) 2.4 Piex Condo/Twinhse d) 2.4 Piex Ast. Bildg. f) Comm/l/Ind/I Agricultural h) Mobile Home Other  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: 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 disaliowance 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 Capacity Grantor/Grantee  SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION (REQUIRED)  Print Name: Charlene McLear Print Name: The Char McLear Living Trust UAD: 9-30-21  Address: 3665 Long Dr Address: 3665 Long Dr  City: Minden  Charlene McLear Exercise Recording  (REQUIRED) Print Name: Charlene McLear Exercise Recording  Company/Person Requesting Recording  (Recourse)  Print Name: Charlene McLear Print Name: The Char McLear Living Trust UAD: 9-30-21  Address: 3665 Long Dr  City: Minden  Charlene McLear Exercise Recording  Recourse Print Name: Charlene McLear Exercise Recording  Charlene McLear Exercise Recording  Recourse Print Name: Charlene McLear Exercise Recording  Charlene McLear Exercise Recording  Recourse Print Name: Charlene McLear Exercise Recording  Charlene McLear Exercise Recording  Recourse Print Name: Charlene McLear Exercise Recording  Recourse Print Name: Charlene McLear Exercise Recording  Charlene McLear Exercise Recording  The Charlene McLear	d)	· · · -	~ \ \	
Vacant Land   Discrete   Single Fam Res.   Notes:   Condo/Twinhse   Discrete   Condo/Twinhse   Discrete   Di	2. Type of Pr	operty:	FOR RECORDERS OPTIONAL USE ONLY	
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