

APN: 1320-25-001-004
Recording Requested and Mail To:

JENNIFER MAHE, ESQ.
MAHE LAW, LTD.
707 N. Minnesota Street, Suite D
Carson City, NV 89703



KAREN ELLISON, RECORDER E07

Affiant's Address/Mail Tax Statements To:

Hope V. Sullivan, Trustee
1825 Maverick Trail
Minden, NV 89423

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.230.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on SEPT. 9, 2021, by and between HOPE V. SULLIVAN, a single woman, Grantor, and HOPE V. SULLIVAN, as Trustee of THE HOPE V. SULLIVAN 2021 TRUST, dated SEPT. 9, 2021, Grantee,

WITNESSETH:

That the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the Grantee, and to its successors and assigns, all that certain lot, piece, or parcel of land situated in Douglas County, State of Nevada, and more particularly described as follows:

Parcel of land situate in and being a portion of the Northwest 1/4 of Section 25, Township 13 North, Range 20 East, M.D.B. & M., described as follows:

Parcel D as shown on the Parcel Map for VERNON OTTE, ET UX,, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on May 29, 1980, in Book 580, Page 1954, File No. 44859, Official Records.

TOGETHER WITH rights of way for road purposes 50' in width and 40' in width as shown on the Parcel Map referred to above.

Pursuant to NRS 111.312(6) this legal description was previously recorded with the Douglas County Recorder's Office on May 4, 2015, as Document No. 2015-861429.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and to its successors and assigns forever.

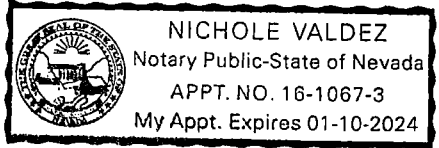
IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

Hope V. Sullivan
HOPE V. SULLIVAN

STATE OF NEVADA)
 : ss.
CARSON CITY)

On September 9, 2021, personally appeared before me, a notary public, HOPE V. SULLIVAN, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that she executed the foregoing Grant, Bargain and Sale Deed.

Nichole Valdez
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-25-001-004
 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>10/16/21 Trust of</u>	

3. Total Value/Sales Price of Property: \$ \$0.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 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: A transfer of title without consideration to a trust
(Affidavit of Certificaton of Trust attached)

5. Partial Interest: Percentage being transferred: 100.0%

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 _____ Capacity Agent for Grantor

Signature _____ Capacity Agent for Grantee

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

Print Name: Hope V. Sullivan
 Address: 1825 Maverick Trail
 City: Minden
 State: NV Zip: 89423

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

Print Name: Hope V. Sullivan, Trustee
 Address: 1825 Maverick Trail
 City: Minden
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)**

Print Name: Mahe Law, Ltd. Escrow # _____
 Address: 707 N. Minnesota Street, Suite D
 City: Carson City State: NV Zip: 89703

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