

APN# 1220-21-610-265

Recording Requested by/Mail to:

Name: Stephen C Moss, Esq.

Address: 1575 Delucchi Ln, Ste. 105

City/State/Zip: Reno, NV 89502

Mail Tax Statements to:

Name: Debra Ann Weed, Trustee

Address: 743 Hornet Drive

City/State/Zip: Gardnerville, NV 89460

GRANT BARGAIN AND SALE DEED

Title of Document (required)

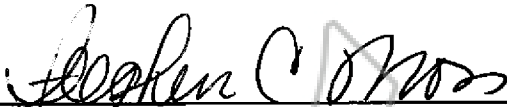
----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)



Signature

Stephen C. Moss, Esq.

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

A.P.N.: 1220-21-610-265
RPPT: **EXEMPT**

Mail Tax Statements and
When recorded mail to:

Debra Ann Weed, Trustee
743 Hornet Drive
Gardnerville, NV 89460

GRANT BARGAIN AND SALE DEED

THIS DEED is made and entered into this 5 day of Oct 2021, by and between DEBRA A. WEED, an unmarried woman who took title as a joint tenant with WALTER H. WEED who died February 2021, Grantor, and DEBRA ANN WEED, Trustee and the Successor Trustees of THE DEBRA ANN WEED FAMILY TRUST, u/a/d October 5, 2021, Grantee,

WITNESSETH

The Grantor for and in consideration of good and valuable consideration, receipt which is hereby acknowledged, does by these presents grant, bargain and sell unto Grantee, and to its heirs, successors and assigns forever, all of her interest in that certain lot, piece or parcel of land situate, lying and being in Douglas County, State of Nevada, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED

Commonly known as: 743 Hornet Drive, Gardnerville, NV 89460

APN: 1220-21-610-265

Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To have and to hold the said premises, together with the appurtenances, unto Grantee, and to its heirs, successors and assigns forever.

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

Debra A. Weed
Debra A. Weed

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 5th day of October, 2021, personally appeared before me, a Notary Public, DEBRA A. WEED known (or proved) to me to be the person named in the above instrument, who acknowledged to me that he executed the same for the intents and purposes therein mentioned.

Stephen C. Moss
Notary Public

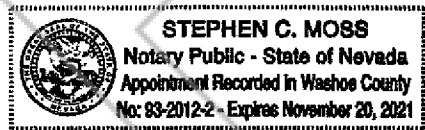
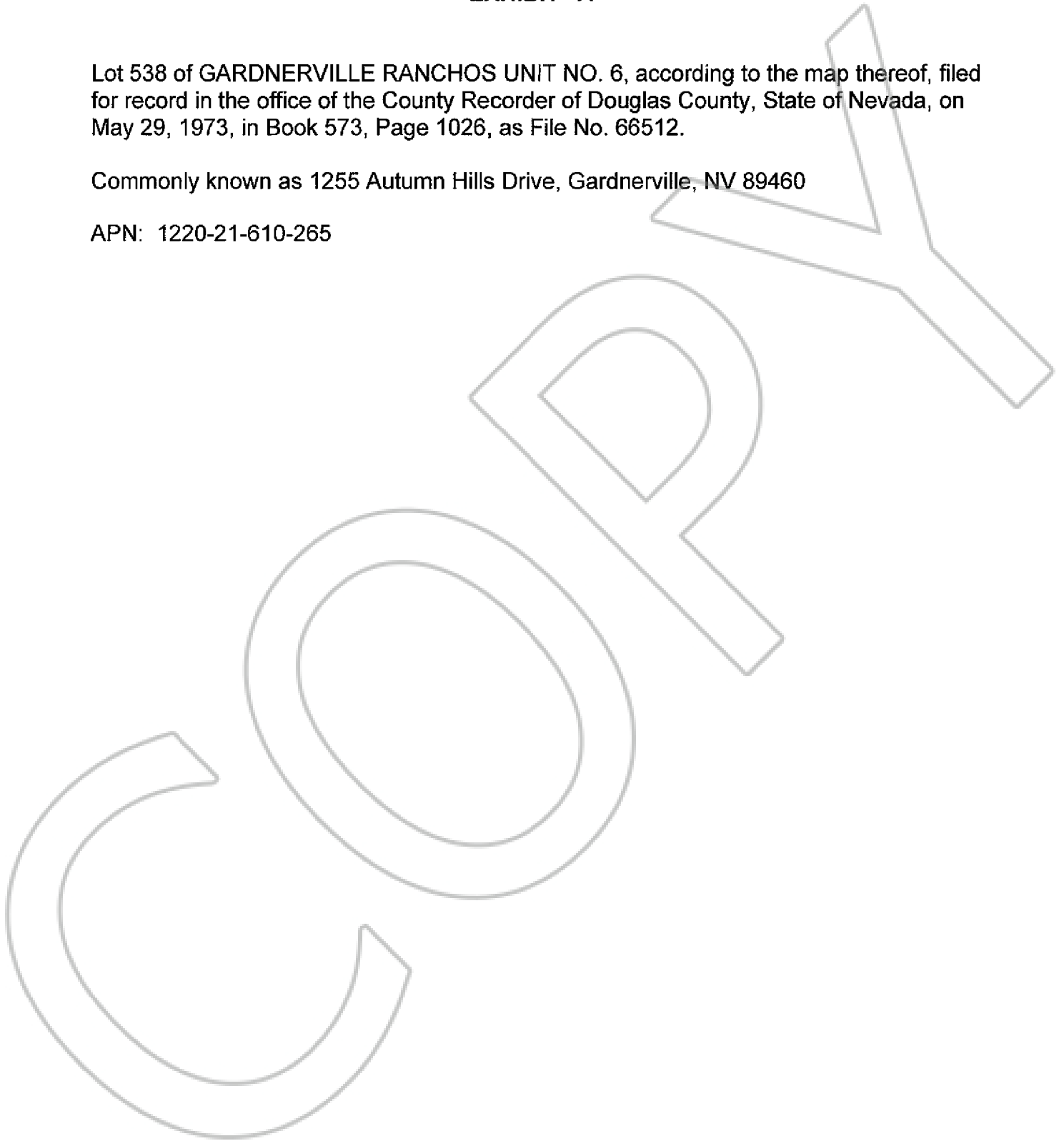


EXHIBIT "A"

Lot 538 of GARDNERVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

Commonly known as 1255 Autumn Hills Drive, Gardnerville, NV 89460

APN: 1220-21-610-265



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-21-610-265
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

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

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 Transfer Tax Value: \$0.00
 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: Transfer of title to or from a trust without consideration if a certificate of trust is presented at time of transfer

5. Partial Interest: Percentage being transferred: 100.00 %

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 *Stephen C Moss* Capacity Attorney

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Debra A. Weed
 Address: 743 Hornet Drive
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Debra Ann Weed, Trustee
 Address: 743 Hornet Drive
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: Stephen C Moss/Kreitlein Leeder Moss, Ltd. Escrow # _____
 Address: 1575 Delucchi Ln, Ste. 105
 City: Reno State: NV Zip: 89502

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