

A.P.N. No.:	1320-32-702-002
R.P.T.T.	\$.00
File No.:	1238144
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Judy Lu Shallenberger Living Trust dated February 29, 1984	
PO Box 617	
Genoa, NV 89411	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Frank Shallenberger, a married person (Spouse of Judy Shallenberger) for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Judy Lu Shallenberger, Trustee of the Judy Lu Shallenberger Living Trust dated February 29, 1984 all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion of the North 1/2 of the Southeast 1/4 of Section 32, Township 13 North, Range 20 East, M.D.B.&M., described as follows:

Beginning at the point of intersection of the South side of Cemetery Lane for Garden Cemetery, in said Douglas County and a line on the Southwesterly side of and 40 feet distant, measured at right angles, from the centerline of Nevada State Highway Route 3 (U.S. 395) extending between the towns of Gardnerville and Minden in said Douglas County, said point of beginning further described as bearing South 86°55'22" West, a distance of 1271.84 feet from the East 1/4 section corner of said Section 32; thence South 44°54' East, along the Southwesterly side of said State Highway, a distance of 220.0 feet to the True Point of Beginning; thence from the True Point of Beginning, South 45°06' West, a distance of 191.0 feet to a point; thence North 44°54' West, a distance of 50.0 feet to a point; thence North 45°06' East, a distance of 176.0 feet to a point; thence from a tangent whose bearing is the last described course, curving to the right with a radius of 15 feet through an angle of 90°, an arc distance of 23.56 feet to a point on the above mentioned Southwesterly side of said Highway; thence continuing along said Southwesterly side of said highway, a distance of 35.0 feet to the True Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on April 28, 2021, as Document No. 2021-966405 of Official Records.

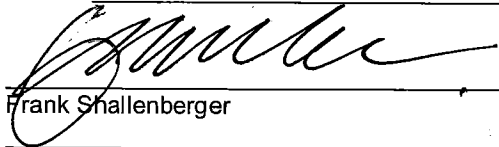
***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. [Enter Data]

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN

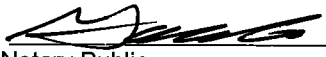
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: August 26, 2021

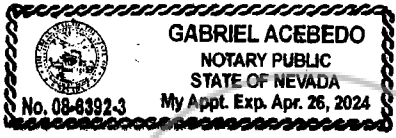

Frank Shallenberger

State of Nevada)
County of Carson City) SS

This instrument was acknowledged before me on the 26 day of August, 2021
By: Frank Shallenberger

Signature: 
Notary Public
Gabriel Acebedo

My commission expires: April 26, 2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-32-702-002
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Husband Releasing Spousal Interest 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 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 [Signature] Capacity agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Frank Shallenberger
 Address: PO Box 617
 City: Genoa
 State: NV Zip: 89411

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Judy Lu Shallenberger Living Trust
dated February 29, 1984
 Address: PO Box 617
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1238144 AMG
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701