

A.P.N. No.:	1419-26-210-002
R.P.T.T.	\$0.00
Recording Requested By:	
Theresa R. Oliveira	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Theresa R. Oliveira	
P.O. Box 1420	
Genoa, NV 89411	



KAREN ELLISON, RECORDER E07

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Theresa R. Oliveira, an unmarried woman for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Theresa R. Oliveira, Trustee of The Antonio M. Oliveira and Theresa R. Olivera Revocable Living Trust Dated January 3, 2000, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

***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.

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: October 12, 2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Theresa R. Oliveira
Theresa R. Oliveira

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 12th day of OCTOBER, 2021
By: Theresa R. Oliveira

Signature: M. Bowlen
Notary Public

My Commission Expires: 11/13/24

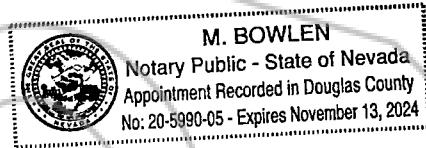


EXHIBIT "A" LEGAL DESCRIPTION

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

Parcel 1:

Lot 2 as shown on the FINAL MAP PD 17-001 OF PHASE 1 FOR GENOA LAKES NORTH SUBDIVISION PLANNED DEVELOPMENT, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 29, 2019 as Document No. 2019-928381, Official Records.

Parcel 2:

Perpetual non-exclusive easements as described in Grant of Easement, filed for record in the office of the Douglas County Recorder, State of Nevada, on May 1, 2006 in Book 506 at Page 347 as Document No. 673835, Official Records.

Parcel 3:

Easements as described in Grant of Easements, filed for record in the office of the Douglas County Recorder, State of Nevada, on May 1, 2006 in Book 506 at Page 377 as Document No. 673836, Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-26-210-002
 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: Trust OK - A

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 7
 b. Explain Reason for Exemption: Transfer into 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 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 Theresa R. Oliveira Capacity Grantor/Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Theresa R. Oliveira
P.O. 1420
 Address: Genoa
 City: _____
 State: NV Zip: 89411

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: The Antonio M. Oliveira and Theresa R. Oliveira Revocable Living Trust
Agreement Dated January 3, 2000
 Address: P.O. BOX 1420
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Theresa R. Oliveira Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____