

DOUGLAS COUNTY, NV

2021-976040

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

10/26/2021 04:03 PM

ACME TITLE AND ESCROW SERVICES

KAREN ELLISON, RECORDER

E07

A.P.N.: 1318-10-410-008

RECORDING REQUESTED BY:

Name: ACME TITLE AND ESCROW SERVICES

Address: 522 LANDER STREET
RENO, NV 89509

Escrow #: 00002714

Title #: 22003046

When recorded mail to and
Tax statement to:

Trevor Sinclair Benbow
226 South Martin Drive
Zephyr Cover, NV 89448

(For Recorder's use only)

GRANT, BARGAIN, SALE DEED

(Title of Document)

**This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fees apply)**

This cover page must be typed or printed.

A.P.N.: 1318-10-410-008

RECORDING REQUESTED BY:
Acme Title and Escrow Services
522 Lander Street
Reno, NV 89509

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

Trevor Sinclair Benbow
226 South Martin Drive
Zephyr Cove, NV 89448-0000

Escrow No.: 00002714-LT
Title #: 22003046

RPTT \$0.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Trevor Benbow, Trustee, or his successors in interest, of the Trevor Benbow Living Trust dated March 11, 2020, and any amendments thereto

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Trevor Sinclair Benbow a married man as his sole and separate property.

all that real property in the City of Zephyr Cove, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Trevor Sinclair Benbow
Trevor Sinclair Benbow, as Trustee

STATE OF NEVADA
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on 10-26-2021

by Trevor Sinclair Benbow

Lacy Taylor (seal)
Notary Public

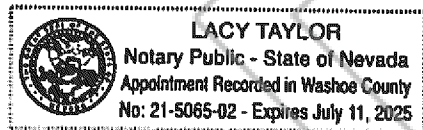


EXHIBIT "A"

PARCEL 1:

LOT 17, BLOCK F, OF PLAT OF ZEPHYR HEIGHTS SUBDIVISION NO. 5, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B. & M., AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON JUNE 7, 1955 IN BOOK 1 OF MAPS AS DOCUMENT NO. 10442.

PARCEL 2:

A 20 FOOT WIDE EASEMENT FOR ROADWAY AND UTILITIES AS CREATED IN THOSE CERTAIN GRANTS OF EASEMENT RECORDED AUGUST 30, 1976 IN BOOK 876, PAGE 1329, 1332, 1335 & 1338, AS DOCUMENT NO.'S 2821 - 2824, AND IN GRANT OF EASEMENT RECORDED AUGUST 13, 1980 IN BOOK 880, PAGE 731, AS DOCUMENT NO. 47409, OFFICIAL RECORDS.

SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA.

Assessor's Parcel No.: 1318-10-410-008

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1318-10-410-008
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust ok - JS</u>	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$0.00
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: From Trust to individual for no 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 Trevor Benbow Trevor Sinclair Benbow

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: Trevor Benbow, Trustee, or his successors in interest, of the Trevor Benbow Living Trust dated March 11, 2020, and any amendments thereto
Address: 226 South Martin Drive Zephyr Cove, NV 89448

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Trevor Sinclair Benbow
Address: 226 South Martin Drive Zephyr Cove, NV 89448-0000

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

Print Name: Acme Title and Escrow Services Escrow #: 00002714-LT
Address: 522 Lander Street, Reno, NV 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED