

APN 1320-33-715-034

GRANTEE:

Lori E. De Sena
1331 Brooke Way
Gardnerville, Nevada 89410

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Steven E. Tackes, Esq.
Kaempfer Crowell
510 West Fourth Street
Carson City, NV 89703

MAIL TAX STATEMENTS TO:

Lori E. De Sena
1331 Brooke Way
Gardnerville, Nevada 89410

I affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).



LORI E. DE SENA

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE made this 26th day of October, 2021, between LORI E. DE SENA, Trustee, or her successor, under the MIKLAH TRUST dated March 5, 1986, and any amendments thereto, as Grantor and Party of the First Part; and LORI E. DE SENA, An Unmarried Woman, as Grantee and Party of the Second Part.

WITNESSETH:

That the said Party of the First Part, for valuable consideration, does by these presents Grant, Bargain, Sell, and Convey unto the said Party of the Second Part, as aforesaid, all of her interest in the following described certain real property and improvements situated in Douglas County, State of Nevada, and more particularly described as follows:

Lot 49, Block I, as set forth on the Final Subdivision Map No. 1006-7 for Chichester Estates Phase 7, filed in the Office of the County Recorder of Douglas County, State of Nevada on October 13, 2000, in Book 1000, Page 2398, as Document No. 501336.

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.

Commonly known as 1331 Brooke Way, Gardnerville, Nevada 89410; APN 1320-33-715-034.

Legal description from deed recorded April 24, 2003 as Doc. No. 0574562, and further referenced in the Affidavit – Resignation of Trustee recorded 09/25/2018 as Document No. 2018-920043 establishing Grantor Trustee.

IN WITNESS WHEREOF, the Party of the First Part has caused this conveyance to be executed the day and year hereinabove first written.

Lori E. De Sena

LORI E. DE SENA
Trustee, the MIKLAH TRUST dated March 5, 1986
Grantor

APPROVED:

Phyllis B. Dunaetz

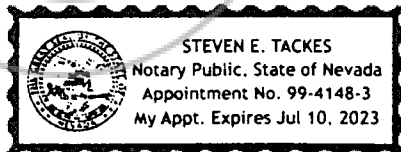
PHYLLIS B. DUNAETZ
Settlor, Miklah Trust dated March 5, 1986

ACKNOWLEDGMENT

STATE OF NEVADA }
CARSON CITY } ss.

On this 26th day of October, 2021, before me, the undersigned, a Notary Public, personally appeared LORI E. DE SENA, Trustee under the MIKLAH TRUST dated March 5, 1986, and PHYLLIS B. DUNAETZ, Settlor under the MIKLAH TRUST dated March 5, 1986, known to me to be the persons described herein, who executed the foregoing GRANT, BARGAIN, AND SALE DEED, and who acknowledged to me that they executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



Steven E. Tackes
NOTARY PUBLIC

(SEAL)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1320-33-715-034
- 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: _____	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 170,000.00

Transfer Tax Value: \$ 170,000.00

Real Property Transfer Tax Due \$ 663.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

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 Lori E. De Sena Capacity Grantor

Signature _____ Capacity _____

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

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

Print Name: Lori E. De Sena, Trustee
Miklah Trust dated March 5, 1986

Address: 1331 Brooke Way

City: Gardnerville

State: Nevada Zip: 89410

Print Name: Lori E. De Sena
an unmarried woman

Address: 1331 Brooke Way

City: Gardnerville

State: Nevada Zip: 89410

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

Print Name: Kaempfer Crowell Law Firm Escrow #: _____

Address: 510 West Fourth St.

City: Carson City State: NV Zip: 89703