

APN: 1320-30-819-002
R.P.T.T.: \$0.00
Exempt: (NRS 375.090, Section 7)

This Document Prepared By:

MICHAEL PEARCE
Attorney at Law
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Elk Grove, California 95624
916-333-5088

**After Recording, Return and
Mail Tax Statements To:**

Brian McEvelly and Janine McEvelly, as co-Trustees
10139 Azinger Way
Sacramento, CA 95829

Send Subsequent Tax Bills To:

Brian McEvelly and Janine McEvelly, as co-Trustees
10139 Azinger Way
Sacramento, CA 95829
Phone: 916-479-1076



KAREN ELLISON, RECORDER E07

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

BRIAN L. MCEVILLY and JANINE MCEVILLY, husband and wife,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to:

BRIAN MCEVILLY and JANINE MCEVILLY, as co-Trustees of THE BRIAN AND JANINE MCEVILLY TRUST, U/A dated July 20, 2021, the GRANTEE,

Whose mailing address is 10139 Azinger Way, Sacramento, CA 95829;

All of the following described real estate situated in the County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 – The Legal Description appeared previously in a Grant, Bargain and Sale Deed dated 07/22/2013, recorded on 08/01/2013, as Document No.828218 in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: 1654 Mono Ave., NV.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

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

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 20th day of July, 2021.

BRIAN L. MCEVILLY

JANINE MCEVILLY

EXHIBIT A

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

Lot 1, 2 and 3, in Block I, of AMENDED MAP OF WEST ADDITION OF THE TOWN OF MINDEN, Douglas County, Nevada according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 5, 1915.

and more commonly known as 1654 Mono Ave., Minden, NV 89423.

TAX PARCEL NUMBER: 1320-30-819-002

COOPER


State of California

County of Sacramento

This instrument was acknowledged before me on this July 20, 2021, by BRIAN L. MCEVILLY and JANINE MCEVILLY.

(Notary stamp)



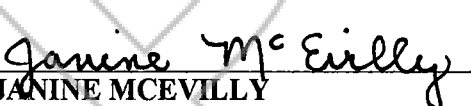


(Signature of notarial officer)

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.



BRIAN L. MCEVILLY



JANINE MCEVILLY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 1320-30-819-002
- b. _____
- c. _____
- d. _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust OR BC</u>	

2. Type of Property:

- a. Vacant Land
- b. Single Fam. Res.
- c. Condo/Townhouse
- d. 2-4 Plex
- e. Apt. Bldg
- f. Comm'l/Ind'l
- g. Agricultural
- h. Mobile Home
- Other: _____

3. a. Total Value /Sales Price of Property:

b. Deed in Lieu of Foreclosure Only (value of property)	\$	<u>NO SALE</u> <u>0.00</u>
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due:	\$	<u>0.00</u>

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transfer without consideration to a revocable, inter-vivos trust for the benefit of the grantors.

5 Partial Interest: Percentage being transferred: _____ %

The undersigned declare and acknowledge, 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: Brian L. McEvelly Janine McEvelly Capacity: Grantor

Signature: Brian L. McEvelly Janine McEvelly Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Brian L. McEvelly and Janine McEvelly
 McEvelly, co-trustees
 Address: 10139 Azinger Way
 City: Sacramento
 State CA Zip: 95829

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Brian McEvelly and Janine
 Address: Same as Grantor
 City: Same as Grantor
 State: Same as Grantor Zip: Same as Grantor

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

MICHAEL PEARCE
 Attorney at Law
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 Elk Grove, California 95624