DOUGLAS COUNTY, NV

2021-977349

RPTT:\$0.00 Rec:\$40.00 \$40.00

Pgs=3

11/19/2021 12:23 PM

ANDERSON, DORN, & RADER, LTD. KAREN ELLISON, RECORDER

This document does not contain a social security number.

APN: 1420-33-610-020

### RECORDING REQUESTED BY:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

#### AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

### MAIL TAX STATEMENT TO/GRANTEE'S ADDRESS:

LANNY MCCLELLAND and HELEN MCCLELLAND, Trustees MCCLELLAND LIVING TRUST 1326 Cathy Lane Minden, NV 89423

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

LANNY MCCLELLAND and HELEN MCCLELLAND, who also took title as, LANNY F MCCLELLAND and HELEN H MCCLELLAND. husband and wife as joint tenants with right of survivorship,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

LANNY MCCLELLAND and HELEN MCCLELLAND, Trustees, or their successors in interest, of the MCCLELLAND LIVING TRUST dated October 21, 2021, and any amendments thereto.

E07

ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To: 1. Taxes for the Current fiscal year, paid current

2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

It is the intent of LANNY MCCLELLAND and HELEN MCCLELLAND, husband and wife, and Trustors of the Grantee trust identified above, to own the interest in real property described in Exhibit "A" in the trust as their community property.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS our hands, this 18th day of November, 2021.

LANNY MCCLELLAND

HELEN MCCLELLAND

Welen McClellan

STATE OF NEVADA

}ss:

COUNTY OF WASHOE

This instrument was acknowledged before me, this 18th day of November, 2021, by LANNY MCCLELLAND and HELEN MCCLELLAND.

Notary Public



## **EXHIBIT "A"**

### **Legal Description:**

Lot 14 in Block 3 as set forth on the map of MOUNTAIN VIEW ESTATES NO. 2, filed for record on October 24, 1979, in Book 1079, Page 1962, as Document No. 38123, Official Records of Douglas County, State of Nevada.

APN: 1420-33-610-020

Property Address: 1326 Cathy Lane, Minden, NV 89423



STATE OF NEVADA	
DECLARATION OF VALUE	
1. Assessor Parcel Number(s) a) 1420-33-610-020	^
d)	\ \
	\ \
2. Type of Property:	\ \
) [ ] [ ]	\ \
	Kes.
c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'l	BOOK PAGE
g) Agricultural h) Mobile Home	DATE OF RECORDING:
i)	Trust cert ok - ke
<ol><li>Total Value/Sales Price of Property:</li></ol>	\ s
Deed in Lieu of Foreclosure Only (value of proper	y) (
Transfer Tax Value:	\$0.00
Real Property Transfer Tax Due:	\$0.00
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090	\
b. Explain Reason for Exemption: A transfer	), Section #7 er to/from a trust, made without consideration.
, and the second	TOTTOTA a trust, made without consideration.
5. Partial Interest: Percentage being transferred:	100 %
The undersigned declares and acknowledges, unde	r penalty of perjury, pursuant to NRS 375.060 and NRS
2,2,7,10, mai the intermation provided is correct to	The hest of their information on I half of an I
supported by documentation it called libon to subst	antiate the information agazided beautiful Equi
parties agree that disanowance of any claimed exer	untion or other determination of addition to the
result in a penalty of 10% of the tax due plus intere	st at 1% per month.
Pursuant to NRS 375 030 the Present and Call Land	
a salar to 1103 575.050, the buyer and Seller shall be ju	ointly and severally liable for any additional amount owed.
Signature Leng mcCellan	Capacity Grantor
10	Supacity Statitor
Signature Helen McClelland	Capacity Grantor
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
LANNY MCCLELLAND Print Name: HELEN MCCLELLAND	
Address: 1326 Cathy Lane	Print Name: MCCLELLAND LIVING TRUST
City: Minden	Address: 1326 Cathy Lane
State: NV Zip: 89423	City: Minden
Zip. 89423	State: NV Zip: 89423
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	
Print Name: Anderson, Dorn & Rader, Ltd.	Escrow#
Address: 500 Damonte Ranch Pkwy, Suite 860	
City: Reno State: N	V Zip: 89521
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)	
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