

APN: 1220-01-002-056

RETURN RECORDED DEED TO:  
RYAN D. RUSSELL, ESQ.  
ALLISON MacKENZIE, LTD.  
P.O. Box 646  
Carson City, NV 89702



KAREN ELLISON, RECORDER

E07

GRANTEES/MAIL TAX STATEMENTS TO:  
LYLE DAVID HELLMAN and RANDI MICHELE HELLMAN, Trustees  
HELLMAN LIVING TRUST  
1819 Sterling Ranch Drive  
Gardnerville, NV 89410

The persons executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on 1-7, 2022, by and between LYLE D. HELLMAN and RANDI M. HELLMAN, husband and wife as joint tenants with right of survivorship, grantors, and LYLE DAVID HELLMAN and RANDI MICHELE HELLMAN, as Trustees of the HELLMAN LIVING TRUST, grantees,

WITNESSETH:

The grantors, for good and valuable consideration to them in hand paid by the grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the grantees, and to their successors and assigns, all that certain lot, piece, or parcel of land situated in Douglas County, State of Nevada, more particularly described as follows:

**Lot 12, in Block D, as set forth on the Final Map #PD01-19 for STERLING RANCH ESTATES, A PLANNED UNIT DEVELOPMENT, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, September 17, 2002, Book 0902, Page 5372, as Document No. 552347, and by Certificate of Amendment recorded March 26, 2003, Book 0303, Page 12541, as Document No. 571358.**

(This legal description was previously recorded in the Official Records of Douglas County, State of Nevada on September 29, 2003, as Document No. 591688).

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.


IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

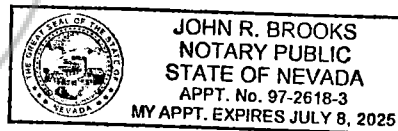
  
\_\_\_\_\_  
LYLE D. HELLMAN

  
\_\_\_\_\_  
RANDI M. HELLMAN

STATE OF NEVADA        )  
                                  : ss.  
CARSON CITY            )

On January 7<sup>th</sup>, 2022, personally appeared before me, a notary public, LYLE D. HELLMAN and RANDI M. HELLMAN, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.

  
\_\_\_\_\_  
NOTARY PUBLIC



# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1220-01-002-056
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |                             |              |  |                 |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/>            | 2-4 Plex        |
| e) <input type="checkbox"/> | Apt. Bldg.   | f) <input type="checkbox"/>            | Comm'l/Ind'l    |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input type="checkbox"/> | Other        |  |                 |

FOR RECORDERS OPTIONAL USE ONLY
Notes: <u>11/01/22 Trust for RAB</u>

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

\$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ 0.00  
 Transfer Tax Value: \$ 0.00  
 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 to a 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 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 Randi Michelle Hellman Capacity Trustee  
 Signature Lyle David Hellman Capacity Trustee

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Lyle and Randi Hellman  
 Address: 1819 Sterling Ranch Drive  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Lyle David Hellman, Trustee, et. al.  
 Address: 1819 Sterling Ranch Drive  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow # \_\_\_\_\_  
 Address: 402 N. Division Street  
 City: Carson City State: NV Zip: 89703