

APN: 1420-33-701-039

Recording Requested by  
and Return to:  
Woodburn and Wedge  
Sharon M. Jannuzzi, Esq.  
6100 Neil Road, Suite 500  
Reno, Nevada 89511



KAREN ELLISON, RECORDER

E07

Send Tax Statements to Grantees:  
Glynis J. Littell, Trustee  
15 Pecetti Circle  
Reno, Nevada 89511

The undersigned hereby affirms that  
this document submitted for recording  
does not contain the personal information  
of any person or persons.  
(Per NRS 239B.030)

### GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED is made by and between GLYNIS J. LITTELL, surviving settlor and trustee of the Littell Revocable Family Trust dated June 24, 1991 ("Grantor"), and GLYNIS J. LITTELL, Successor Trustee of the Littell Revocable Family Trust dated June 24, 1991 – A Trust ("Grantee").

### WITNESSETH:

**WHEREAS**, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to her in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN and SELL unto the Grantee and to her successors and assigns forever, all the right, title and interest in the certain real property situate in the County of Douglas, State of Nevada, bounded and described as follows:

A portion of the Southeast  $\frac{1}{4}$  of Section 33, Township 14, North, Range 20 East, M.D.B.&M., more particularly as follows:

Parcel D of Parcel Map for Harry R. Clapham filed for record April 9, 1974, in Book 474, page 1851, Document No. 72609 of Official Records of Douglas County, State of Nevada.

Per NRS 111.312, this legal description was previously recorded at Document No. 413489, Book 597, Page 4683, on May 28, 1997.

**TOGETHER** with all and singular tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

IN WITNESS WHEREOF, Grantor has executed these presents this 8<sup>th</sup> day of December, 2021.

GRANTOR:


LITTELL REVOCABLE FAMILY TRUST, dated June 24, 1991

  
GLYNIS J. LITTELL, Trustee

STATE OF NEVADA                    )  
  ) ss.  
COUNTY OF WASHOE            )

This instrument was acknowledged before me on December 8, 2021, by GLYNIS J. LITTELL.

  
NOTARY PUBLIC

 M. DENISE HEATHCOTE  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 19-6975-02 - Expires March 20, 2022

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 1420-33-701-039  
 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: Trust OK BC

## 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 of title to or from a trust without consideration, with certificate of trust presented at time of recording.

## 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 Sharon M. Jannuzzi / Woodburn & Wedge Capacity Attorney for Grantor  
 Signature Sharon M. Jannuzzi / Woodburn & Wedge Capacity Attorney for Grantee

### SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Glynis J. Littell, Trustee  
 Address: 15 Pecetti Circle  
 City: Reno  
 State: NV Zip: 89511

### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Glynis J. Littell, Trustee  
 Address: 15 Pecetti Circle  
 City: Reno  
 State: NV Zip: 89511

### COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Sharon M. Jannuzzi, Woodburn and Wedge Escrow # N/A  
 Address: 6100 Neil Road, Suite 500/ P.O. BOX 2311  
 City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)