

DOUGLAS COUNTY, NV

2022-981060

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

02/11/2022 08:47 AM

FNC TITLE SERVICES, LLC

KAREN ELLISON, RECORDER

E07

MAIL TAX STATEMENTS TO:

DONALD R. HUDSON AND SHARON A. HUDSON
3259 VISTA VALLATA
GARDNERVILLE, NV 89410

RECORDATION REQUESTED BY/RETURN TO:

FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

APN No.: 1022-18-002-037

FOR RECORDER'S USE ONLY

WARRANTY DEED

For good consideration in the amount of (\$) 0.00 , I (we) **THE HUDSON FAMILY TRUST, DATED NOVEMBER 26, 2003, WHOSE TRUSTEES ARE DONALD R. HUDSON AND SHARON A. HUDSON** whose mailing address is 3259 VISTA VALLATA , GARDNERVILLE, NV 89410 hereby bargain, deed and convey to **DONALD R. HUDSON AND SHARON A. HUDSON, TRUSTEES OF THE HUDSON FAMILY TRUST DATED NOVEMBER 26, 2003, AS AMENDED AND RESTATED MAY 18, 2009** whose mailing address is 3259 VISTA VALLATA , GARDNERVILLE, NV 89410 the following described land in DOUGLAS County, State of Nevada, free and clear with WARRANTY covenants; to wit:

LOT 24, BLOCK A, AS SHOWN ON THE MAP OF HOLBROOK HIGHLANDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 22, 1978, AS DOCUMENT NO. 18825.

Property Address: 3259 VISTA VALLATA , GARDNERVILLE, NV 89410

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantor, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

2021-07-863

IN WITNESS WHEREOF, this instrument has been executed on _____.

[Signature] TRUSTEE
DONALD R. HUDSON, TRUSTEE

[Signature]
SHARON A. HUDSON, TRUSTEE

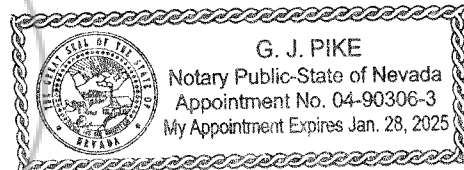
STATE OF NEVADA)
COUNTY OF Douglas)

SS.

On this, 19th of October, 2021, before me, G. J. Pike, a Notary Public, DONALD R. HUDSON, TRUSTEE and SHARON A. HUDSON, TRUSTEE, known or proved to me to be said person, who acknowledged that he/she/they executed the foregoing instrument.

[Signature]
Notary Public
My Commission Expires: 1/28/25

PREPARED BY:
ROBERT "BOB" WINES, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
687 6TH STREET STE. #
1 ELKO, NV 89801



State of Nevada
Declaration of Value

FOR RECORDER'S OPTIONAL USE ONLY

1. Assessor Parcel Number(s)
a) 1022-18-002-037
b) _____
c) _____
d) _____

Document/Instrument # _____
Book: _____ Page: _____
Date of Recording: _____
Notes: Trust ok - JS

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
i) Other _____

3. Total Value/Sales Price of Property: _____
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: _____
Real Property Transfer Tax Due: _____

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
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 therein. 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 A. Hudson Capacity: trustees of the Hudson Family Trust
Signature: Donald R. Hudson Capacity: trustees of the Hudson Family Trust

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: The Hudson Family Trust
Address: 3259 Vista Vallata
City: Gardnerville
State: Nevada Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Sharon A Hudson and Donald R Hudson
Address: 3259 Vista Vallata
City: Gardnerville
State: Nevada Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Chad Smith Escrow # 2021-07-863
Address: 4894 Sparks Blvd #102
City: Sparks State NV Zip 89436

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)