

DOUGLAS COUNTY, NV

2022-981269

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

02/16/2022 10:30 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E07

APN: 1420-07-616-053
R.P.T.T.: \$0.00
Escrow No.: 22025376-ES
When Recorded Return To:
John D. Bumgardner, Trustee of The John
D. Bumgardner Living Trust dated January
29, 2022
956 Opalite Drive
Carson City, NV 89705

Mail Tax Statements to:
John D. Bumgardner, Trustee of The John
D. Bumgardner Living Trust dated January
29, 2022
956 Opalite Drive
Carson City, NV 89705

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

John D. Bumgardner, Trustee of The John D. Bumgardner Living Trust dated January 29, 2022

do(es) hereby Grant, Bargain, Sell and Convey to

John D. Bumgardner, an unmarried man

all that real property situated in the City of Carson City, County of Douglas, State of Nevada, described as follows:

Lot 103, in Block C of Highland Estates, Unit No. 2, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on January 27th, 1978, as Document No. 17090.

Assessors Parcel No.: 1420-07-616-053

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

Dated this 11 day of February, 2022.

The John D. Bumgardner Living Trust dated January 29, 2022

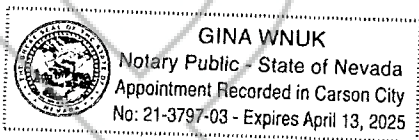
John Bumgardner
John D. Bumgardner, Trustee

STATE OF NEVADA

COUNTY OF Carson City

This instrument was acknowledged before me on this 11 day of February, 2022, by John D. Bumgardner.

Gina Wnuk
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-616-053
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	<u>Trust ok - js</u>

3. a. Total Value/Sale Price of Property: \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due: \$0 _____

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption: Transferring out of Trust WITHOUT CONSIDERATION

5. Partial Interest: Percentage Being Transferred: 100.00%

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 parties agree 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: *Anna Doyle* Capacity: Escrow Asst.
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

John D. Bumgardner, Trustee of The
 John D. Bumgardner Living Trust dated
 Print Name: January 29, 2022
 Address: 956 Opalite Drive
 City: Carson City
 State: NV Zip: 89705

John D. Bumgardner, an unmarried
 man
 Print Name: _____
 Address: 956 Opalite Drive
 City: Carson City
 State: NV Zip: 89705

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22025376-ES
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED