

This document does not contain a social security number.

Natalia K. Vander Laan, Esq.

APN: 1220-21-710-237



KAREN ELLISON, RECORDER E07

Recording requested by:)
Christine Coulter & Thomas Fugate)
1305 Patricia Drive)
Gardnerville, NV 89460)

When recorded mail to:)
Christine Coulter & Thomas Fugate)
1305 Patricia Drive)
Gardnerville, NV 89460)

Mail tax statement to:)
Christine Coulter & Thomas Fugate)
1305 Patricia Drive)
Gardnerville, NV 89460)

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:

THOMAS ROBERT FUGATE and CHRISTINE COULTER, who took title as THOMAS ROBERT FUGATE and CHRISTINE COULTER, husband and wife, as community property with right of survivorship,

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

THOMAS ROBERT FUGATE and CHRISTINE COULTER, Trustees, or their successors in Trust, under the THOMAS ROBERT FUGATE AND CHRISTINE COULTER REVOCABLE LIVING TRUST, dated January 26, 2022, and any amendments thereto.

ALL their interest in that real property situated in the county of Douglas, state of Nevada, more particularly described below, together with all improvements, tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, and issues of profits thereof.

Legal Description:

Lot 66 as shown on the Map of Gardnerville Ranchos Unit No. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, as Document. No. 72456.

Subject to:

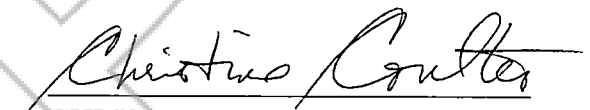
1. Taxes for the current fiscal year, paid current.
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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.

Executed on January 26, 2022, in the county of Douglas, state of Nevada.



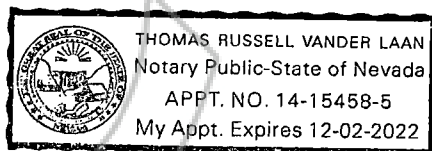
 THOMAS ROBERT FUGATE



 CHRISTINE COULTER

STATE OF NEVADA)
): ss
 COUNTY OF DOUGLAS)

This instrument was acknowledged before me on this January 26, 2022, by THOMAS ROBERT FUGATE and CHRISTINE COULTER.





 NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-21-710-237
 b) _____
 c) _____
 d) _____

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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust Verified PR</u>	

3. Total Value/Sales Price of Property \$ 0
 Deed in Lieu of Foreclosure Only (value of property) (0)
 Transfer Tax Value: \$ 0
 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: A transfer of title to or from a trust,
if the transfer is made 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 parties agree that 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 [Signature] Capacity Grantor/Grantee
 Signature [Signature] Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Christine Coulter & Thomas Robert Fugate
 Address: 1305 Patricia Drive
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Christine Coulter & Thomas Robert Fugate, Trustees
 Address: 1305 Patricia Drive
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____