

This document does not contain a social security number.



KAREN ELLISON, RECORDER E07

Natalia K. Vander Laan, Esq.

APN: 1220-24-810-006

Recording requested by:
~~Lawrence and Yvette Baker~~
628 Mustang Lane
Gardnerville, NV 89410

)
) Lawrence Baker and
) Yvette Brophy Burns
)
)

When recorded mail to:
~~Lawrence and Yvette Baker~~
628 Mustang Lane
Gardnerville, NV 89410

)
) Lawrence Baker and
) Yvette Brophy Burns
)
)

Mail tax statement to:
~~Lawrence and Yvette Baker~~
628 Mustang Lane
Gardnerville, NV 89410

)
) Lawrence Baker and
) Yvette Brophy Burns
)
)

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:

LAWRENCE ROBERT BAKER and YVETTE ANN BROPHY BURNS, who took title as J LAWRENCE ROBERT BAKER and YVETTE ANN BROPHY BURNS, husband and wife, as community property with right of survivorship,

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

LAWRENCE ROBERT BAKER and YVETTE ANN BROPHY BURNS, Trustees, or their successors in Trust, under the LAWRENCE BAKER AND YVETTE BROPHY BURNS REVOCABLE LIVING TRUST, dated May 4, 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 tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Legal Description:

Being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 24, Township 12 North, Range 20 East M.D.B. & M., described as follows:

COMMENCING at the centerline intersection of Palomino Lane and Mustang Lane, as shown on the map of Ruhenstroth Ranchos, filed in the office of the County Recorder of Douglas County, Nevada; thence West along the center line of Palomino Lane 330.81 feet; thence South along the Easterly line of Lots 32 and 33 as shown on said map and the extension thereof a distance of 921.66 feet to the true point of beginning for the herein described parcel; thence from the true point of beginning North 78° 05' East a distance of 235.21 feet to a point in the Westerly line of a roadway; thence along the Westerly line of said roadway along a curve to the left having a radius of 300.0 feet, through a central angle of 21° 47' for an arc length of 114.06 feet; thence leaving the Westerly line of said roadway South 56° 18' West a distance of 329.46 feet; thence North a distance of 238.74 feet to the true point of beginning.

Also know as Lot 6, as shown on Unofficial Map of Thompson Acres Subdivision.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada, on January 3, 2020, as Document No. 2020-940457 of Official Records.

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.

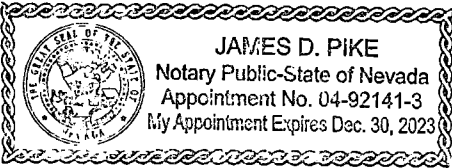
Executed on May 4, 2022, in the county of Douglas, state of Nevada.


 LAWRENCE ROBERT BAKER


 YVETTE ANN BROPHY BURNS

STATE OF NEVADA)
): ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on this May 4, 2022, by LAWRENCE ROBERT BAKER and YVETTE ANN BROPHY BURNS.



James D. Pike

NOTARY PUBLIC

COOPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-24-810-006
 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: ST - Trust OK.

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 Lawrence B Baker Capacity Grantor/Grantee

Signature Yvette Baker Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lawrence and Yvette Baker
 Address: 628 Mustang Lane
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lawrence and Yvette Baker, Trustees
 Address: 628 Mustang Lane
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____