

**APN No.: 1420-35-101 -015**

**MAIL TAX STATEMENTS TO:**

LILLIAN E. HECKERS AND SUZANNE L. CURRY,  
2782 ESAW STREET,  
MINDEN, NV 89423

**RECORDATION REQUESTED BY/RETURN TO:**

FNC TITLE SERVICES, LLC  
1300 PICCARD  
DRIVEROCKVILLE, MD 20850

**PREPARED BY:**

KELLEY BLATNIK, ATTORNEY AT LAW  
NV Bar # 12768  
O/B/O BC LAW FIRM, P.A.  
8275 S EASTERN AVENUE 200-425  
LAS VEGAS, NV 89123

2022-01-388

FOR RECORDER'S USE ONLY

**WARRANTY DEED**

For good consideration in the amount of (\$) 0.00 , I (we) **LILLIAN E. HECKERS, TRUSTEE OF THE LILLIAN E. HECKERS REVOCABLE TRUST DATED MARCH 12, 1991** whose mailing address is 2782 ESAW STREET, MINDEN, NV 89423 hereby bargain, deed and convey to **LILLIAN E. HECKERS AND SUZANNE L. CURRY, AS CO- TRUSTEES OF THE LILLIAN E. HECKERS REVOCABLE TRUST DATED MARCH 12, 1991 AS AMENDED AND RESTATED ON MAY 21, 2019** whose mailing address is 2782 ESAW STREET, MINDEN, NV 89423 the following described land in DOUGLAS County, State of Nevada, free and clear with WARRANTY covenants; to wit:

**ALL THAT REAL PROPERTY IN THE COUNTY OF DOUGLAS NEVADA, BEING ASSESSOR'S PARCEL NUMBER 21-250-52, SPECIFICALLY DESCRIBED AS:**

**ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 35, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, FURTHER DESCRIBED AS FOLLOWS:**

**PARCEL 2, AS SET FORTH ON THE PARCEL MAP TOR THE EMILIO GIANNI TRUST, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 31, 1991, IN BOOK 1291, PAGE 4577, AS DOCUMENT NO. 268092.**

Property Address: 2782 ESAW STREET, MINDEN, NV 89423

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.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents this 9<sup>th</sup> day of March, ~~2021~~ 2022  
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Lillian E Heckers, Trustee  
**LILLIAN E. HECKERS, TRUSTEE OF THE LILLIAN E. HECKERS REVOCABLE TRUST DATED MARCH 12, 1991**

STATE OF NEVADA )  
COUNTY OF Douglas )

SS.

On this, 9<sup>th</sup> March, 2022, before me, G. J. Pike, a Notary Public, **LILLIAN E. HECKERS, TRUSTEE OF THE LILLIAN E. HECKERS REVOCABLE TRUST DATED MARCH 12, 1991**, known or proved to me to be said person, who acknowledged that he/she/they executed the foregoing instrument.

G. J. Pike  
Notary Public  
My Commission Expires: 1/28/25

 **G. J. PIKE**  
NOTARY PUBLIC  
STATE OF NEVADA  
COUNTY OF CARSON CITY  
No. 04-80306-3 MY APPT. EXPIRES JANUARY 28, 2025

State of Nevada  
Declaration of Value

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument # \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: 5/23/22 Trust Ok~A.B.

1. Assessor Parcel Number(s)  
a) 1420-35-101 -015  
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  
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: 07  
b. Explain Reason for Exemption: transfer to trust, no consideration

5. Partial Interest: Percentage being transferred: 0 %

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 Lillian E Heckers Capacity Grantor  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)  
Print Name: Lillian E. Heckers, TR  
Address: 2782 Esaw Street  
City: Minden  
State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)  
Print Name: Lillian E. Heckers, TR and Suzanne L. Curry, TR  
Address: 2782 Esaw Street  
City: Minden  
State: Nevada Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**  
Print Name: Kathleen Zoller Escrow # 2022-01-388  
Address: 4894 Sparks Blvd #102  
City: Sparks State NV Zip 89436

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)