DOUGLAS COUNTY, NV

2022-985577

RPTT:\$0.00 Rec:\$40.00 \$40.00

Pgs=3

05/26/2022 09:34 AM

ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

E07

This document does not contain a social security number.

APN: 1420-07-722-033

RECORDING REQUESTED BY:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

MAIL TAX STATEMENT TO/GRANTEE:

HARRY RAYMOND KIMBROUGH JR., Trustee KIMBROUGH LIVING TRUST 3477 East Garden Street Carson City, NV 89705

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.

HARRY RAYMOND KIMBROUGH JR., a married man as his sole and separate property,

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

HARRY RAYMOND KIMBROUGH JR., Trustee, or his successors in interest, under the KIMBROUGH LIVING TRUST, dated May 23, 2022 and any amendments thereto.

ALL of his interest in that real property situated in the County of Douglas State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To:

- 1. Taxes for the Current fiscal year, paid current
- 2. Restrictions, Reservations, 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.

WITNESS my hand, this 23rd day of May, 2022.

HARRY RAYYOND KIMBRO

STATE OF NEVADA

INITY OF WASHOE

COUNTY OF WASHOE

This instrument was acknowledged before me, 23rd day of May, 2022, by HARRY

}ss:

RAYMOND AIMBROUGH JR..

Notary Public



EXHIBIT "A"

Legal Description:

Lot 43 as shown on the Final Map PD 05-002 for PHASE 1 OF THE COTTAGES AT INDIAN HILLS A PLANNED UNIT DEVELOPMENT, filed for record in the office of the Douglas County Recorder, State of Nevada, on June 30, 2009 in Book 609 at Page 9366 as Document 746279, Official Records and as shown on the Amended Plat of PHASE 1 OF THE COTTAGES AT INDIAN HILLS A PLANNED UNIT DEVELOPMENT, filed for record in the office of the Douglas County Recorder, State of Nevada, on September 22, 2021 as Document No. 2021-974384, Official Records.

APN: 1420-07-722-033

Property Address: 3477 East Garden Street, Carson City, NV 89705



	E OF NEVADA			
	ARATION OF VALUE			
1.	Assessor Parcel Number(s) a) 1420-07-722-033			\wedge
	h)			
	b) c)			\ \
	d)			\ \
	u)			\ \
	The Charles			\ \
2.	Type of Property:			\ \
	a) Vacant Land b) Single Fam. R	les.	/	
	c) Condo/Twnhse d) 2-4 Plex	FOR	RECORDERS OPTIONA	L USE ONLY
	e) Apt. Bldg f) Comm'l/Ind'l	воок		
	g) Agricultural h) Mobile Home		OF RECORDING:	
		NOTE	S: Trust ok js	_
	i) L Other			
_	m . 1771 / / / / D			
3.	Total Value/Sales Price of Property:	/		
	Deed in Lieu of Foreclosure Only (value of property	y) / (0.00	
	Transfer Tax Value: Real Property Transfer Tax Due:		0.00	
	Real Floperty Transfer Tax Due.	"	0.00_	
4.	If Exemption Claimed:	1	/ /	
4.	a. Transfer Tax Exemption per NRS 375.090	Section #	7 / /	
	b. Explain Reason for Exemption: A transfe	r to/from a tru	st. made without conside	eration.
	o. Explain Reason for Exemption 14 world-	110,110,110		
5.	Partial Interest: Percentage being transferred:	100 %		
٠,	1 Walling Sandy			
The	e undersigned declares and acknowledges, under	r nenalty of n	eriury, pursuant to NRS	375,060 and NRS
374	5.110, that the information provided is correct to	the best of th	eir information and belie	ef, and can be
Sim	ported by documentation if called upon to subst	antiate the in	ormation provided herei	n. Furthermore, the
nar	ties agree that disallowance of any claimed exer	nntion or oth	er determination of addit	tional tax due, may
	ult in a penalty of 10% of the tax due plus intere			
103	un in a penalty of 1070 of the tax due plus intere	be at 170 per 1		
Pursua	nt to NPS 375.030, the Buyer and Seller shall be jo	ointly and seve	erally liable for any addit	ional amount owed.
and the same of th		1 /	1	"
Signati	ure Vand Kanga Kontall	///Capacity	Granto	<u> </u>
		7'/ /	0	
Signati	ure	Capacit	,Granto	or
/				
/	SELLER (GRANTOR) INFORMATION	BU	YER (GRANTEE) INFO	ORMATION
	(REQUIRED)		(REQUIRED)	
		201.21	WARREN TO SELECT TO SERVICE TO SE	17e
16.	ame: HARRY RAYMOND KIMBROUGH JR.		KIMBROUGH LIVING TRUS	<u> </u>
76.	s: 3477 East Garden Street		77 East Garden Street	
City:	Carson City	,	rson City	2705
State: 1	NV Zip: 89705	State: NV	Zip: 89	9705
COMP	ANY/PERSON REQUESTING RECORDING			
	required if not the seller or buyer)			
796	- are	Escrow #		
	ame: Anderson, Dorn & Rader, Ltd.	ESCION #		
	s: 500 Damonte Ranch Pkwy, Suite 860 Reno State: N		7in·	89521
City:	Reno State: N (AS A PUBLIC RECORD THIS FORM	NV MAV RE RE		
	(120 121 ODDIO RECORD TIMO I ORIV			,