

APN: 1220-21-510-204

When recorded mail to:  
Sue S. Matuska Esq.  
DYER LAWRENCE, LLP  
2805 Mountain St.  
Carson City, NV 89703



KAREN ELLISON, RECORDER E07

Mail Tax Statements to:  
Joseph Pernyeszi  
800A Wagon Drive  
Gardnerville, Nevada 89460

The undersigned hereby affirms that this document, including exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

The undersigned hereby affirms that this document, including exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: \_\_\_\_\_.

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**GRANT DEED**

THIS INDENTURE, made and entered into this 16<sup>th</sup> day of August, 2022, by and between, Grantor, Joseph Pernyeszi, a unmarried man, and Grantee, Joseph Pernyeszi, Trustee of the Joseph Pernyeszi Living Trust, dated August 16, 2022, or his successors in interest, and any amendments thereto.

**WITNESSETH:**

That the said Grantor, Joseph Pernyeszi for good and valuable consideration, receipt of which is hereby acknowledged, does hereby GRANT and CONVEY unto the said Grantee, Joseph Pernyeszi, Trustee of the Joseph Pernyeszi Living Trust dated August 16, 2022, to be held and administered and distributed as his sole and separate property, his successors and assigns forever, the real property situate in the County of Douglas, State of Nevada, described as follows:

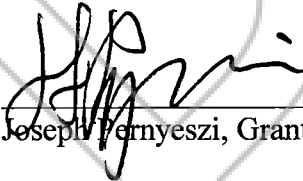
LOT 234 OF GARDNERVILLE RANCHOS UNIT NO. 6, ACCORDING TO THE MAP THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 29. 1973, IN BOOK 573, PAGE 1026, AS FILE NO. 66512

Also known as 800A-B Wagon Drive, Gardnerville, Nevada 89460.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, all water rights and mineral rights if any, in, on, under, or appurtenance to said property and all fixtures and improvements thereon. To have and to hold all and singular the premises together with the appurtenances, unto Grantee, and to his successors and assigns forever.

Grantor warrants for himself, heirs, executors and administrators that the above-described property is free from restrictions, liens, and encumbrances save those of record on the day and year first above written.

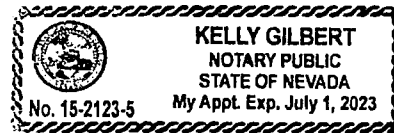
IN WITNESS WHEREOF, Grantor has caused this Indenture to be executed on the day and year first above written.

  
\_\_\_\_\_  
Joseph Pernyeszi, Grantor

STATE OF NEVADA            )  
  ) ss:  
CARSON CITY                 )

On this 16<sup>th</sup> day of August, 2022, personally appeared before me, a Notary Public, Joseph Pernyeszi, personally known or proven to me to be the person whose name is subscribed to the above instrument, GRANT DEED, and who acknowledged that he executed the instrument.

  
\_\_\_\_\_  
NOTARY PUBLIC



# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1220-21-510-204
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |                             |              |  |                 |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input type="checkbox"/>            | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input checked="" type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/> | Apt. Bldg.   | f) <input type="checkbox"/>            | Comm'l/Ind'l    |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input type="checkbox"/> | Other        |  |                 |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>8/18/22 ~ Trust AB</u>
	<u>AB</u>

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00  
 Transfer Tax Value: \$ 0.00  
 Real Property Transfer Tax Due: \$ 0.00

**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 without consideration if a certificate of trust is presented at the time of transfer

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 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 \_\_\_\_\_ Capacity Grantor/Grantee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Joseph Pernyeszi  
 Address: 800A Wagon Drive  
 City: Gardnerville  
 State: Nevada Zip: 89460

(REQUIRED)  
 Print Name: Joseph Pernyeszi, Trustee  
 Address: 800A Wagon Drive  
 City: Gardnerville  
 State: Nevada Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Dyer Lawrence, LLP Escrow # \_\_\_\_\_  
 Address: 2805 Mountain Street  
 City: Carson City State: NV Zip: 89703