

DOUGLAS COUNTY, NV

2022-988810

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

08/25/2022 11:57 AM

FNC TITLE SERVICES, LLC

KAREN ELLISON, RECORDER

E07

APN No.: 1420-29-711-010

MAIL TAX STATEMENTS TO:
STEVEN JAMES MESSER
1153 COUNTRY CLUB DRIVE
MINDEN, NV 89423

RECORDING REQUESTED BY/RETURN TO:

FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, 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

FOR RECORDER'S USE ONLY

WARRANTY DEED

For good consideration in the amount of \$0.00, I (we) **STEVEN JAMES MESSER, AS THE SUCCESSOR TRUSTEE OF THE MESSER FAMILY TRUST, DATED SEPTEMBER 1, 1988, AND ANY AMENDMENTS THERETO**, whose mailing address is 1153 COUNTRY CLUB DRIVE, MINDEN, NV 89423 hereby bargain, deed and convey to **STEVEN JAMES MESSER, SUCCESSOR TRUSTEE OF THE MESSER FAMILY TRUST, DATED SEPTEMBER 1, 1988, AND ANY AMENDMENTS THERETO** whose mailing address is 1153 COUNTRY CLUB DRIVE, MINDEN, NV 89423 the following described land in DOUGLAS County, State of Nevada, free and clear with WARRANTY covenants; to wit:

LOT 41, IN BLOCK D OF SARATOGA SPRINGS ESTATES, UNIT 1, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON THE OFFICIAL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON JUNE 16, 1990, IN BOOK 690, PAGE 525, AS DOCUMENT NO. 227472.

Property Address: 1153 COUNTRY CLUB DRIVE, MINDEN, NV 89423

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

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 23 day of July, 2022.

Steven James Messer TRUSTEE
STEVEN JAMES MESSER, SUCCESSOR TRUSTEE OF THE MESSER FAMILY TRUST

STATE OF ^{BY} ~~NEVADA~~ CALIFORNIA)
COUNTY OF CONTRA COSTA)

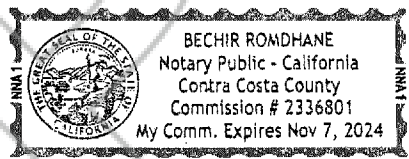
SS.

On this, July 23, 2022, before me, Bechir Romdhane, a Notary Public, STEVEN JAMES MESSER, SUCCESSOR TRUSTEE OF THE MESSER FAMILY TRUST known or proved to me to be said person, who acknowledged that he/she/they executed the foregoing instrument.

Bechir Romdhane

Notary Public

My Commission Expires: 11/7/2024



*Vesting form elected by Grantee(s) without advice from preparer.

State of Nevada
Declaration of Value

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument # _____
Book: _____ Page: _____
Date of Recording: _____
Notes: 8/25/22 Trust Ok~A.B.

1. Assessor Parcel Number(s)

- a) 1420-29-711-010
- 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) 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: 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 [Signature] Capacity Agent

Signature [Signature] Capacity Agent

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: Steven James Messer, Successor Trustee of the messer family trust
Address: 1153 Country Club dr
City: Minden
State: Nevada Zip: 89423

(REQUIRED)
Print Name: Steven James Messer, Successor Trustee of the messer family trust
Address: 1153 Country Club Drive
City: Minden
State: Nevada Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: FNC Title Services, LLC Escrow # _____
Address: 1300 Piccard dr ste 105
City: rockville State MD Zip 20850

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)