

APN# 1420-34-501-013

DOUGLAS COUNTY, NV **2022-988829**
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=3 **08/25/2022 03:10 PM**
THE LAW OFFICE OF ANGIE M ELQUIST PLLC
KAREN ELLISON, RECORDER E07

Recording Requested by:

Name: Sidney and Judith Frank
Address: 1523 Brandi Rose Way
Minden, Nevada 89423

When Recorded Mail to:

Name: The Sidney and Judith Frank Family Trust
Address: 1523 Brandi Rose Way
Minden, Nevada 89423

Mail Tax Statement to:

Name: The Sidney and Judith Frank Family Trust
Address: 1523 Brandi Rose Way
Minden, Nevada 89423

GRANT, BARGAIN, SALE DEED

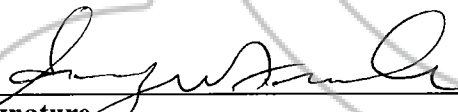
(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law: _____ (State specific law)

 _____
Signature Title

Sidney W. Frank

Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

APN: 1420-34-501-013

MAIL TAX STATEMENT TO:

**The Sidney and Judith Frank Family Trust
1523 Brandi Rose Way
Minden, Nevada 89423**

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, SIDNEY W. FRANK and JUDITH K. FRANK aka JUDITH A. FRANK, husband and wife as joint tenants (“GRANTOR”), do hereby Grant, Bargain Sell and Convey to SIDNEY W. FRANK and JUDITH A. FRANK, Grantors and Trustees, or any Successor Trustee of THE SIDNEY AND JUDITH FRANK FAMILY TRUST, dated August 25, 2022, and any amendments thereto (“GRANTEE”), all the real property located at 1523 Brandi Rose Way, Minden, Nevada 89423, Douglas County, Assessor’s Parcel Number 1420-34-501-013, and more particularly described as follows:

Parcel 9, as set forth on Parcel Map LDA 99-094, for Michael and Judith Bray, filed for record in the Office of the Douglas County Recorder on May 31, 2000, in Book 0500, at Page 6597, as Document No. 493034, Official Records.

SUBJECT TO all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

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TOGETHER WITH all and singular the tenements, hereditaments and appurtenances, including but not limited to, easements, mineral, and water rights, if any, thereto belonging or in any manner appertaining, and any reversions, remainders, rents, issues, or profits thereof.

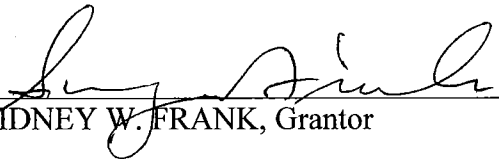
TO HAVE AND TO HOLD, the described property, together with the appurtenances, unto the GRANTEE and GRANTEE's successors and assigns forever.

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IN WITNESS WHEREOF, the GRANTOR caused this instrument to be executed on August 25, 2022.



SIDNEY W. FRANK, Grantor




JUDITH K. FRANK aka JUDITH A. FRANK, Grantor

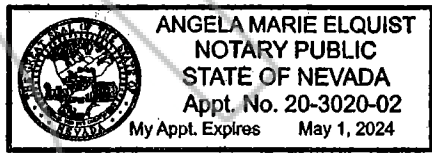
STATE OF NEVADA)
)ss.
COUNTY WASHOE)

On August 25, 2022, before me, a notary public, personally appeared, SIDNEY W. FRANK and JUDITH K. FRANK aka JUDITH A. FRANK, personally known to me or proved on the basis of satisfactory evidence to be the person who subscribed the foregoing instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS by my hand and official seal.



NOTARY PUBLIC, in and for the County of Washoe, State of Nevada



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)
1420-34-501-013

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input 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:	Verified Trust - js

3. Total Value/Sales Price of Property: \$0.00
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
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: _____
This is a transfer of title to a trust, without consideration, and a certificate of trust is presented.

5. Partial Interest: Percentage being transferred: _____ %

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 *Sidney and Judith Frank* Capacity Grantor
Signature *Sidney and Judith Frank* Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Sidney and Judith Frank
1523 Brandi Rose Way
Minden, Nevada 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

The Sidney and Judith Frank Family Trust
1523 Brandi Rose Way
Minden, Nevada 89423

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

Print Name: The Law Office of Angie M. Elquist
Address: 615 South Arlington Avenue
Reno, Nevada 89509