

DOUGLAS COUNTY, NV

2022-989575

RPTT:\$0.00 Rec:\$40.00

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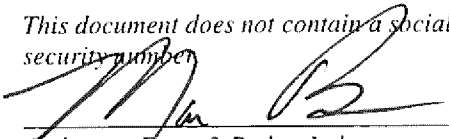
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ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

E07

This document does not contain a social security number


Anderson, Dorn & Rader, Ltd.

APN: 1420-06-401-023

RECORDING REQUESTED BY:

Bryce L. Rader, Esq.
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:

HAILEE SIMONE LOMELI, Trustee
3629 Summerhill Road
Carson City, NV 89705

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

HAILEE SIMONE LOMELI, Trustee of the
FERGUSON FAMILY TRUST dated July 15, 2010

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

HAILEE SIMONE LOMELI, Trustee, or her successors
in trust, of the HSL TRUST, under the FERGUSON
FAMILY TRUST dated July 15, 2010


ALL that real property situated in Douglas County, 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, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

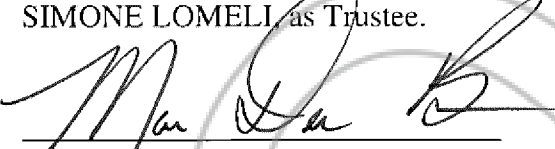
This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS my hand this 15th day of September 2022.


HAILEE SIMONE LOMELI, Trustee

STATE OF NEVADA)
) ss:
COUNTY OF WASHOE)

Signed and sworn to (or affirmed) before me on September 15, 2022, by HAILEE SIMONE LOMELI, as Trustee.



Notary Public

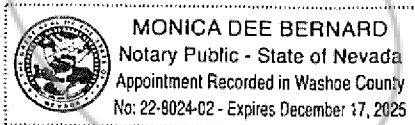


EXHIBIT "A"

Legal Description:

ALL THAT REAL PROPERTY BEING A PORTION OF LOT 1 OF THE SOUTHWEST $\frac{1}{4}$, SECTION 6, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH $\frac{1}{4}$ CORNER OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M.; THENCE NORTH $0^{\circ}11'10''$ EAST ALONG THE NORTH-SOUTH CENTER OF SECTION LINE A DISTANCE OF 571.31 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH $0^{\circ}11'10''$ EAST ALONG SAID NORTH-SOUTH CENTER OF SECTION LINE A DISTANCE OF 140.25 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE PARCEL CONVEYED TO CHARLES A. ZIMMERMAN, ET UX, RECORDED SEPTEMBER 15, 1972, IN BOOK 972, PAGE 122, OFFICIAL RECORDS; THENCE SOUTH $89^{\circ}28'05''$ WEST ALONG THE SOUTHERLY LINE OF THE ZIMMERMAN PARCEL 310.59 FEET; THENCE SOUTH $01^{\circ}12'15''$ WEST A DISTANCE OF 140.25 FEET TO A POINT; THENCE NORTH $89^{\circ}28'05''$ EAST A DISTANCE OF 310.63 FEET TO THE TRUE POINT OF BEGINNING.

APN: 1420-06-401-023

Property Address: 3629 Summerhill Drive, Carson City, Nevada

Per NRS 111.312, this legal description was previously recorded at Document No. 0767158, Book 0710, Page 3107, on July 16, 2010 in the County records of Douglas County, Nevada.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1420-06-401-023 _____
- b) _____
- c) _____
- d) _____

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: 9/15/22 Trust Ok~A.B.

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: 7
- b. Explain Reason for Exemption: Transfer to a Trust without consideration

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 [Signature] Capacity Representative
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Hailee Simone Lomeli, Ttee
 Address: 3629 Summerhill Road
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Hailee Simone Lomeli, Ttee of the HSL Trust
 Address: 3629 Summerhill Road
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Anderson, Dorn & Rader, Ltd. Escrow # _____
 Address: 500 Damonté Ranch Pkwy, Ste 860
 City: Reno State: NV Zip: 89521

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)