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KAREN ELLISON, RECORDER E07

Natalia K. Vander Laan, Esq.

APN: 1420-33-701-021

Recording requested by:)
James and Cindy Benedetti)
1322 Dennis Street)
Minden, NV 89423)

When recorded mail to:)
James and Cindy Benedetti)
1322 Dennis Street)
Minden, NV 89423)

Mail tax statement to:)
James and Cindy Benedetti)
1322 Dennis Street)
Minden, NV 89423)

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:

JAMES PAUL BENEDETTI and CINDY LOU BENEDETTI, who took title as JAMES PAUL BENEDETTI and CINDY LOU BENEDETTI, husband and wife, as community property with right of survivorship,

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

JAMES PAUL BENEDETTI and CINDY LOU BENEDETTI, Trustees, or their successors in Trust, under the JAMES PAUL BENEDETTI AND CINDY LOU BENEDETTI REVOCABLE LIVING TRUST, dated July 12, 2022, and any amendments thereto.

ALL their interest in that real property situated in the county of Douglas, state of Nevada, more particularly described below, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, and issues or profits thereof.

Legal Description:

See Exhibit "A"

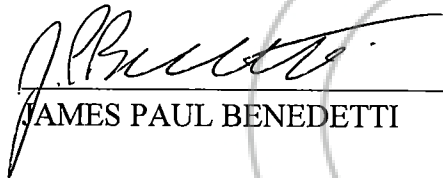
NOTE: The above metes and bounds description appeared previously in that certain Individual Grant Deed recorded in the office of the County Recorder of Douglas County, Nevada, on February 17, 1994, as Document No. 330387 of Official Records.

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.

Executed on July 12, 2022, in the county of Douglas, state of Nevada.



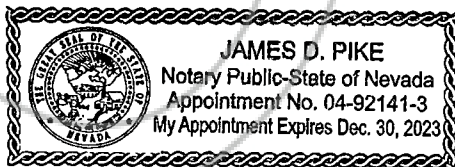
 JAMES PAUL BENEDETTI



 CINDY LOU BENEDETTI

STATE OF NEVADA)
): ss
 COUNTY OF DOUGLAS)

This instrument was acknowledged before me on this July 12, 2022, by JAMES PAUL BENEDETTI and CINDY LOU BENEDETTI.





 NOTARY PUBLIC

EXHIBIT "A".

All that lot, piece or parcel of land, situate in the County of Douglas, State of Nevada, described as follows:

All that portion of the Northwest 1/4 of Southeast 1/4 of Section 33, Township 14 North, Range 20 East, M. D. B. & M., more particularly described as follows:

Commencing at the East 1/4 corner of said Section 33; thence North $89^{\circ}48'50''$ West a distance of 1636.02 feet, thence South $0^{\circ}09'10''$ West a distance of 1091.09 feet; thence North $89^{\circ}48'50''$ West a distance of 159.82 feet to the true point of commencement; thence continuing North $89^{\circ}48'50''$ West a distance of 159.82 feet to the Northwest corner of the parcel; thence South $0^{\circ}09'10''$ West a distance of 272.56 feet to a point on the centerline of Dennis Street; thence South $89^{\circ}48'50''$ East on and along the centerline of Dennis Street a distance of 159.82 feet to the Southeast corner of the parcel; thence North $0^{\circ}09'10''$ East a distance of 272.56 feet to the true point of commencement.

Subject to the rights of the public in and to that portion of subject land lying within Becky Avenue and Dennis Street.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-33-701-021
 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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <i>Retired Trust</i>	

3. Total Value/Sales Price of Property \$ 0
 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: A transfer of title to or from a trust,
 if the transfer is made without consideration.

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 parties agree that 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 *James Paul Benedetti* Capacity Grantor/Grantee

Signature *Cindy Benedetti* Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: JAMES PAUL BENEDETTI and CINDY LOU BENEDETTI
 Address: 1322 Dennis Street
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JAMES PAUL BENEDETTI and CINDY LOU BENEDETTI, Trustee
 Address: 1322 Dennis Street
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____