

APN: 1320-33-718-024

**RECORDING REQUESTED BY AND
MAIL TO:**

Borchert Family Revocable Trust
P.O. Box 2274
Minden, NV 89423



KAREN ELLISON, RECORDER

E03

GRANT, BARGAIN, SALE DEED
LIFE ESTATE

THIS INDENTURE made the 7th day of October, 2022, for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor WENDI C. SEMAS-BORCHERT, (hereinafter GRANTOR) hereby grants, bargains and sells to RON ALAN BORCHERT (hereinafter GRANTEE), for and during the term of his life and for so long as Grantee resides in the below-described premises, a life estate in the following described property located in the County of Douglas, State of Nevada, commonly described as Douglas County Assessor's Parcel No. 1320-33-718-024, also commonly known as 1372 Winwood Way, Gardnerville, Nevada, and more particularly described as:

Lot 30, in Block C, as set forth on FINAL SUBDIVISION MAP No. 1006-10 for CHICHESTER ESTATES, PHASE 10, filed in the office of the County Recorder of Douglas County, Nevada, on April 25, 2002, in Book 0402 of Official Records, Page 7623, as Document No. 540511.

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Upon the death of Grantee, or upon his vacating said property as his residence, the life estate herein granted shall terminate and fee simple, absolute title to the above-described real property and improvements shall vest in the David John Fauria Supplemental Needs Trust, u.t.d. 3/17/06, as amended.

Grantee shall ensure that, during the entire term of Grantee's life tenancy, all maintenance, repair and insurance costs, together with assessments and taxes, are timely paid during the term of Grantee's life tenancy; provided, however, that such payments for maintenance, repair, insurance, assessments and taxes shall be made by Grantee.

Should Grantee, as a life tenant, voluntarily attempt to sell or encumber the life estate in the described property, or shall apply or permit application to be made to any Court in order to sell such life interest, or should Grantee allow the property to become subject to sale for unpaid taxes by any taxing authority, or should Grantee fail to exercise ordinary care for the preservation and protection of the above-described property or in any manner wilfully commits waste on the described property, or should the described property not be held, used and exclusively employed by Grantees as his residence, or if Grantee attempts to make the described property subject to the payment of debts of the Grantee, or should Grantor and Grantee divorce, the life estate herein granted shall immediately terminate and the land shall automatically revert to, and fee simple absolute title shall vest in the David John Fauria Supplemental Needs Trust, u.t.d. 3/17/06, as amended.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO NRS 111.655 to NRS 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAIL TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR

IN THE SAME REAL PROPERTY.

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

GRANTOR:

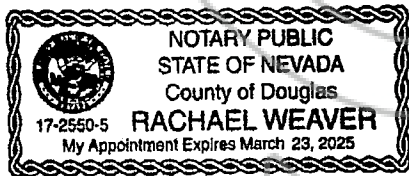

WENDI C. SEMAS-BORCHERT

ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On October 7, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared WENDI C. SEMAS-BORCHERT known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.




NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-33-718-024
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

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 # 3
 b. Explain Reason for Exemption: Life Estate for Husband

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 Renard Wimer Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Borghert Family Revocable Trust
 Address: P.O. Box 2274
 City: Minden
 State: NV Zip: 89423

Print Name: Same
 Address: _____
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Michael S. Rowe, Esq. Escrow # _____
 Address: P.O. Box 2080
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)