

This document does not contain a social security number.

Natalia K. Vander Laan, Esq.

APN: 1220-10-410-002



KAREN ELLISON, RECORDER E07

**Recording requested by:** )  
Nicholas and Rebecca Robidart )  
1010 Sagebrush Court )  
Gardnerville, NV 89460 )

**When recorded mail to:** )  
Nicholas and Rebecca Robidart )  
1010 Sagebrush Court )  
Gardnerville, NV 89460 )

**Mail tax statement to:** )  
Nicholas and Rebecca Robidart )  
1010 Sagebrush Court )  
Gardnerville, NV 89460 )

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:

NICHOLAS DANIEL ROBIDART and REBECCA ROSE ROBIDART, who took title as NICHOLAS D. ROBIDART, and unmarried man and REBECCA R. GIVENS, an unmarried woman, as joint tenants with right of survivorship,

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

NICHOLAS DANIEL ROBIDART and REBECCA ROSE ROBIDART, Trustees, or their successors in Trust, under the NICHOLAS DANIEL ROBIDART AND REBECCA ROSE ROBIDART REVOCABLE LIVING TRUST, dated October 5, 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 tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Legal Description:

LOT 2, AS SAID LOT IS SHOWN ON THE MAP OF THE OFFICIAL PLAT OF GARDNERVILLE RANCHOS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON NOVEMBER 30, 1964, IN BOOK 1 OF MAPS, PAGE 40, FILE NO. 26665.

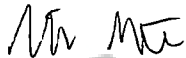
**NOTE:** The above metes and bounds description appeared previously in that certain Grant, Bargain, and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada, on January 29, 2016, as Document No. 2016-876102 of Official Records.

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.

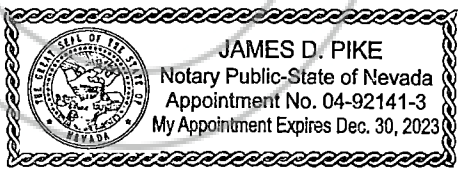
Executed on October 5, 2022, in the county of Douglas, state of Nevada.

  
 \_\_\_\_\_  
 NICHOLAS DANIEL ROBIDART

  
 \_\_\_\_\_  
 REBECCA ROSE ROBIDART

STATE OF NEVADA            )  
   ): ss  
 COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on this October 5, 2022, by NICHOLAS DANIEL ROBIDART and REBECCA ROSE ROBIDART.



  
 \_\_\_\_\_  
 NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-10-410-002  
 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: <u>Verified Trust - 9</u>	

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 *Nicholas and Rebecca Robidart* Capacity Grantor/Grantee

Signature *Nicholas and Rebecca Robidart* Capacity Grantor/Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Nicholas and Rebecca Robidart  
 Address: 1010 Sagebrush Court  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Nicholas and Rebecca Robidart  
 Address: 1010 Sagebrush Court  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_