

APN# 1219-15-001-085



KAREN ELLISON, RECORDER E07

Recording Requested by/Mail to:  
Name: Curt Lynn Flatness  
Address: 955 Bollen Circle  
City/State/Zip: Gardnerville, NV 89460

Mail Tax Statements to:  
Name: Curt Lynn Flatness  
Address: 955 Bollen Circle  
City/State/Zip: Gardnerville, NV 89460


Grant, Bargain and Sale Deed

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)
- Judgment – NRS 17.150(4)
- Military Discharge – NRS 419.020(2)

  
\_\_\_\_\_  
Signature  
**Joan E. Neuffer, Esq.**  
\_\_\_\_\_  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting  
\_\_\_\_\_  
\_\_\_\_\_

APN: 1219-15-001-085

When Recorded Mail To:

Curt Lynn Flatness  
955 Bollen Circle  
Gardnerville, NV 89460

Mail Tax Statements To:

Curt Lynn Flatness  
955 Bollen Circle  
Gardnerville, NV 89460

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**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE WITNESSETH: That CURT LYNN FLATNESS, a single man, residing at 955 Bollen Circle, Gardnerville, Nevada 89460, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey to the GRANTEE, CURT LYNN FLATNESS, Trustee of the Curt Lynn Flatness Living Trust, dated November 3, 2022, as amended, and to the successor trustees, heirs, and assigns of such GRANTEE(S) forever, all that real property situated in Gardnerville, State of Nevada, commonly known as 955 Bollen Circle, Gardnerville, Nevada 89460 and more particularly described in **Exhibit A** attached and incorporated herein, and further, subject to:

1. All general and special taxes for the current fiscal year
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

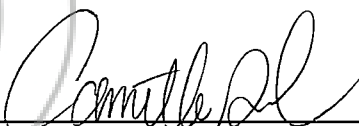
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents this third day of November, 2022.

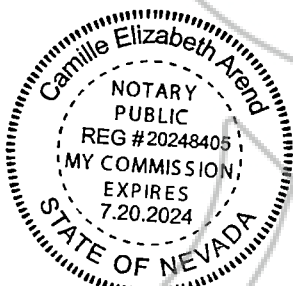
  
**CURT LYNN FLATNESS**  
Grantor

STATE OF NEVADA     )  
  ): ss.  
COUNTY OF DOUGLAS    )

On November 3, 2022, before me, Camille E. Arend, personally appeared CURT LYNN FLATNESS, personally known to me, or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Camille E. Arend, Notary

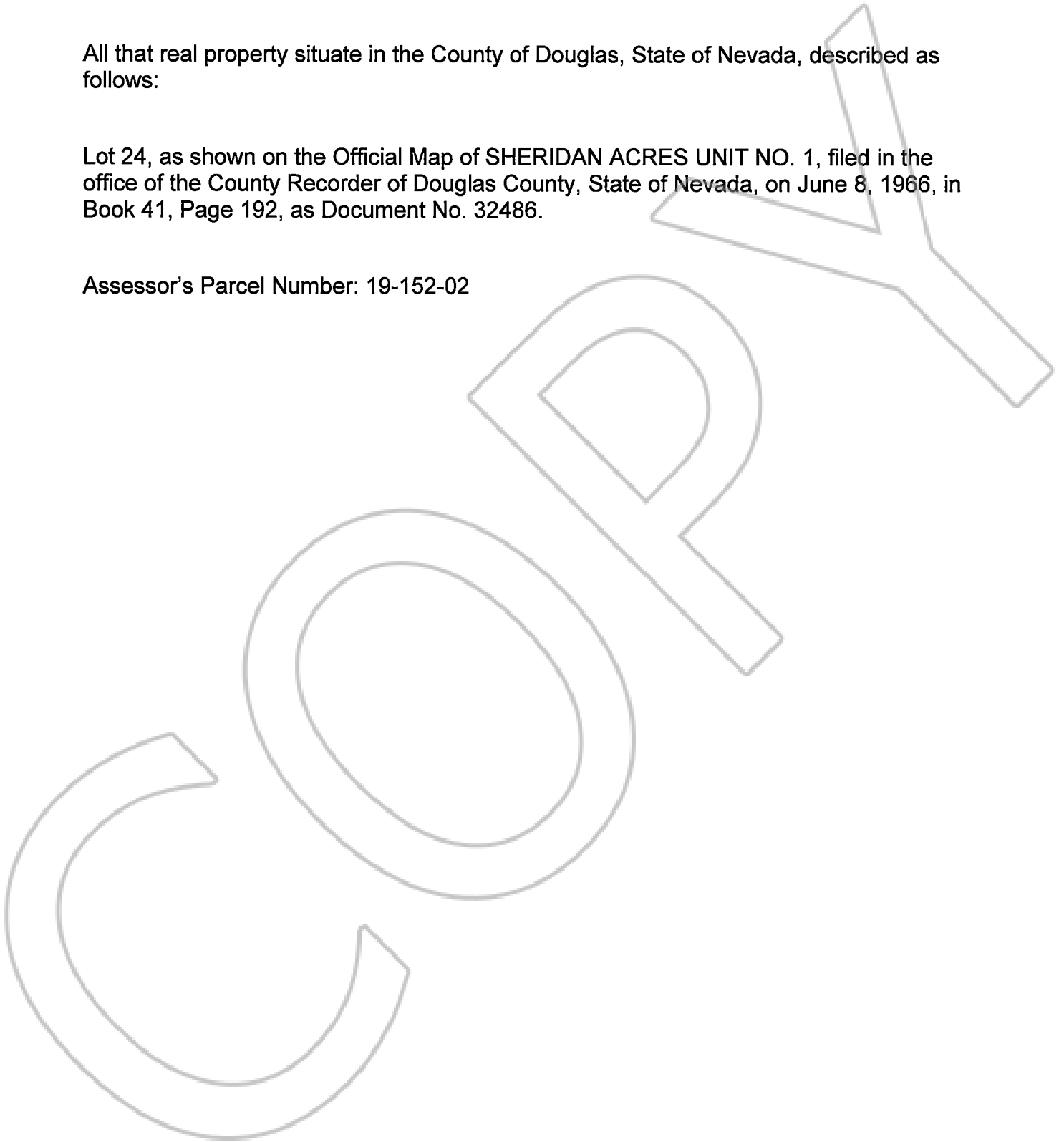


## EXHIBIT A

All that real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 24, as shown on the Official Map of SHERIDAN ACRES UNIT NO. 1, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 8, 1966, in Book 41, Page 192, as Document No. 32486.

Assessor's Parcel Number: 19-152-02



STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1219-15-001-085
  - 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
  - i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust - P</u>	

- 3. Total Value/Sales Price of Property: \$ \_\_\_\_\_
- Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_
- Transfer Tax Value: \$ zero
- Real Property Transfer Tax Due: \$ zero

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section # (7)
  - b. Explain Reason for Exemption: transfer of home to living trust NO 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 Curt Lynn Flatness Capacity owner  
Curt Lynn Flatness

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Curt Lynn Flatness  
Address: 955 Bollen Circle  
City: Gardnerville  
State: NV Zip: 89460

Print Name: Curt Lynn Flatness, Trustee of the Curt  
Lynn Flatness Living Trust, dated November 3, 2022, as  
amended  
Address: 955 Bollen Circle

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

City: Gardnerville  
State: NV Zip: 89460

Print Name: D'TERRA LAW, LLC Escrow # \_\_\_\_\_  
Address: 1692 County Road, Suite C  
City: Minden State: NV Zip: 89423