

APN: 1220-09-810-023  
R.P.T.T.: \$0.00  
Exempt: (NRS 375.090, Section 7)



**This Document Prepared and  
After Recording, Return and  
Mail Tax Statements To:**

KAREN ELLISON, RECORDER E07

Ronald L. Ellenberger, as Trustee  
2133 Hewson Court  
Folsom, CA 95630

**Send Subsequent Tax Bills To:**

Ronald L. Ellenberger, as Trustee  
2133 Hewson Court  
Folsom, CA 95630  
Phone: 916-838-3725

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

RONALD L. ELLENBERGER, a married man as his sole and separate property,  
FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does  
hereby GRANT, BARGAIN, SELL AND CONVEY to:

RONALD L. ELLENBERGER, as Trustee of THE ELLENBERGER FAMILY LIVING TRUST,  
U/A dated November 21, 2022, the GRANTEE,

Whose mailing address is 2133 Hewson Court, Folsom, CA 95630;

All of the following described real estate situated in the City of Gardnerville, County of Douglas, State of  
Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 – The Legal Description appeared previously in Grant, Bargain, Sale Deed, recorded on August 28,  
2020, as Document No. 2020-951597 in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: 1326 Marlette Circle Gardnerville, NV.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record,  
if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise  
appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of  
the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 21st day of November, 2022.

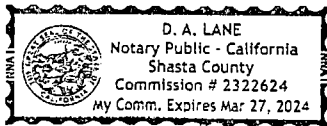
  
\_\_\_\_\_  
RONALD L. ELLENBERGER

State of California

County of Shasta

This instrument was acknowledged before me on this November 21, 2022, by RONALD L. ELLENBERGER.

(Notary stamp)



*D. A. Lane*

(Signature of notarial officer)

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

*Ronald L. Ellenberger*

RONALD L. ELLENBERGER

# EXHIBIT A

Lot 360, as said lot is shown on the Official Plat of Gardnerville Ranchos Unit No. 2, filed in the office of the County Recorder of Douglas County, Nevada, on June 1, 1965, in Book 1 of Maps, filed as Number 28309, and Title Sheet Amended on June 4, 1965, as Filing No. 28377.

and more commonly known as 1326 Marlette Circle Gardnerville, NV 89460.

TAX PARCEL NUMBER: 1220-09-810-023

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 1220-09-810-023
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: <u>11/28/22</u>	
Notes: <u>Grantor AB</u>	

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: \_\_\_\_\_

3. a. Total Value /Sales Price of Property:

b. Deed in Lieu of Foreclosure Only (value of property)	\$	<u>NO SALE</u> <u>0.00</u>
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due:	\$	<u>0.00</u>

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: transfer without consideration to a revocable, inter-vivos trust for the benefit of the grantor.

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare and acknowledge, 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: Ronald L. Ellenberger Capacity: Grantor

Signature: Ronald L. Ellenberger Capacity: Grantee

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

Print Name: Ronald L. Ellenberger  
Address: 2133 Hewson Court  
City: Folsom  
State: CA Zip: 95630

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

Print Name: Ronald L. Ellenberger, trustee of  
THE ELLENBERGER FAMILY LIVING TRUST  
Address: Same as Grantor  
City: Same as Grantor  
State: Same as Grantor Zip: Same as Grantor

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

AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED