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KAREN ELLISON, RECORDER

E03

Natalia K. Vander Laan, Esq.

APN: 1220-24-801-010

Recording requested by:)
Brian and Sarah Frazier)
623 Appaloosa Lane)
Gardnerville, NV 89410)

When recorded mail to:)
Brian and Sarah Frazier)
623 Appaloosa Lane)
Gardnerville, NV 89410)

Mail tax statement to:)
Brian and Sarah Frazier)
623 Appaloosa Lane)
Gardnerville, NV 89410)

RPTT: \$0.00 Exempt (3)
Exempt (3): A transfer of title recognizing true status of ownership, same to same, joint tenant to community property; made without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

BRIAN SCOTT FRAZIER and SARAH ELIZABETH FRAZIER, who took title as BRIAN S. FRAZIER and SARAH E. FRAZIER, husband and wife as joint tenants,

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

BRIAN SCOTT FRAZIER and SARAH ELIZABETH FRAZIER, husband and wife, as community property with right of survivorship,

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 appertaining, and any reversions, remainders, rents, and issues of profits thereof.

Legal Description:

See Exhibit "A"

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 15, 1999, as Document No. 0458824 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 November 30, 2022, in the county of Douglas, state of Nevada.



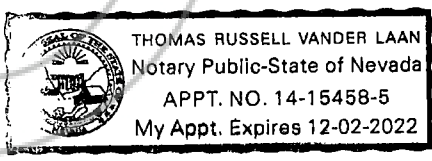
 BRIAN SCOTT FRAZIER



 SARAH ELIZABETH FRAZIER

STATE OF NEVADA)
): ss
 COUNTY OF DOUGLAS)

This instrument was acknowledged before me on this November 30, 2022, by BRIAN SCOTT FRAZIER and SARAH ELIZABETH FRAZIER.





 NOTARY PUBLIC

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 98072253

The Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B&M., Douglas County, Nevada, said parcel being further described as follows:

Parcel "B" as shown on that certain parcel map for MARVIN STUART, recorded July 11, 1979, in Book 779, Page 601, Document No. 34391, Official Records of Douglas County, Nevada.

Assessors Parcel No. 29-520-14.

COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-24-801-010
 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 _____

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

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: A transfer of title recognizing true status of ownership, same to same, joint tenant to community property, made without consideration.

5. Partial Interest: Percentage being transferred: 100.00 %

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 [Signature] Capacity Grantor/Grantee
 Signature Sarah E. Frazier Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: BRIAN S. FRAZIER and SARAH E. FRAZIER
 Address: 623 Appaloosa Lane
 City: Gardnerville
 State: NV Zip: 89410

Print Name: BRIAN S. FRAZIER and SARAH E. FRAZIER
 Address: 623 Appaloosa Lane
 City: Gardnerville
 State: NV Zip: 89410

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

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

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