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KAREN ELLISON, RECORDER

E07

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 (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:

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

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

BRIAN SCOTT FRAZIER and SARAH ELIZABETH FRAZIER, Trustees, or their successors in Trust, under the BRIAN SCOTT FRAZIER AND SARAH ELIZABETH FRAZIER REVOCABLE LIVING TRUST, dated November 30, 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 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.



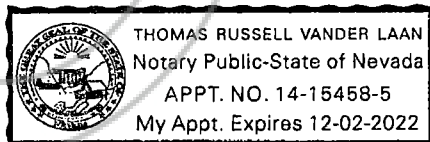
BRIAN SCOTT FRAZIER



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"**

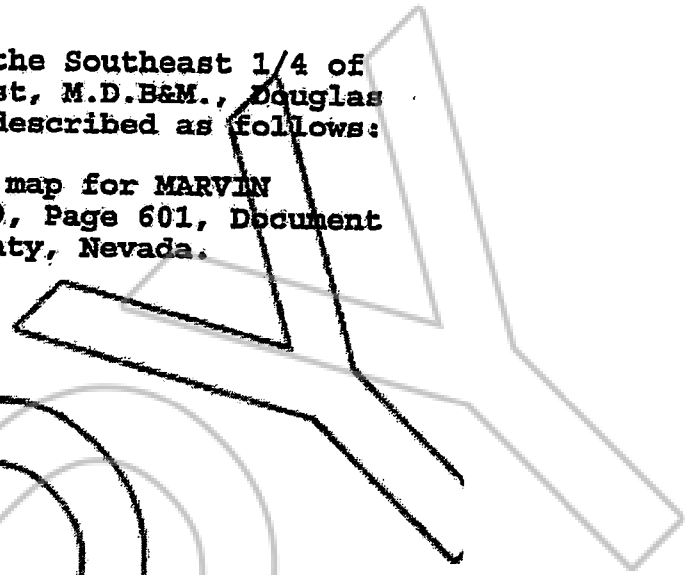
**LEGAL DESCRIPTION**

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 FORM**

1. Assessor Parcel Number(s)  
 a) 1220-24-801-010  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |                             |                                |  |                  |
|-----------------------------|--------------------------------|--|------------------|
| a) <input type="checkbox"/> | Vacant Land                    | b) <input checked="" type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Twnhse                   | d) <input type="checkbox"/>            | 2-4 Plex         |
| e) <input type="checkbox"/> | Apt. Bldg                      | f) <input type="checkbox"/>            | Comm'l/Ind'l     |
| g) <input type="checkbox"/> | Agricultural                   | h) <input type="checkbox"/>            | Mobile Home      |
|                             | <input type="checkbox"/> Other |  |                  |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust</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 [Signature] Capacity Grantor/Grantee  
 Signature Sarah E Frazier Capacity Grantor/Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: BRIAN S. FRAZIER and SARAH E. FRAZIER  
 Address: 623 Appaloosa Lane  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: BRIAN S. FRAZIER and SARAH E. FRAZIER, Trustee  
 Address: 623 Appaloosa Lane  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_