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KAREN ELLISON, RECORDER E07

Natalia K. Vander Laan, Esq.

APN: 1220-15-110-053

Recording requested by:)
Susan Cook & Mark Karsten)
PO Box 2714)
Stateline, NV 89449)

When recorded mail to:)
Susan Cook & Mark Karsten)
PO Box 2714)
Stateline, NV 89449)

Mail tax statement to:)
Susan Cook & Mark Karsten)
PO Box 2714)
Stateline, NV 89449)

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:

MARK DENNIS KARSTEN and SUSAN MARIE COOK, who took title as MARK D. KARSTEN, a single man, and SUSAN MARIE COOK, a single woman as tenants in common,

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

MARK DENNIS KARSTEN and SUSAN MARIE COOK, Trustees, or their successors in Trust, under the MARK KARSTEN AND SUSAN COOK REVOCABLE LIVING TRUST, dated December 8, 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 65, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JUNE 1, 1965, AS DOCUMENT NO. 28309, AND ON JUNE 4, 1965, AS DOCUMENT NO. 28377.

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 February 22, 2022, as Document No. 2022-981500 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 December 8, 2022, in the county of Douglas, state of Nevada.



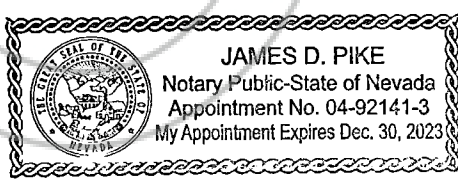
 MARK DENNIS KARSTEN



 SUSAN MARIE COOK

STATE OF NEVADA)
): ss
 COUNTY OF DOUGLAS)

This instrument was acknowledged before me on this December 8, 2022, by MARK DENNIS KARSTEN and SUSAN MARIE COOK.





 NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-15-110-053
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | | | |
|--|--------------|-----------------------------|------------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input 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 |
| | Other | | |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - J</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 Susan M. Cook Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Susan Cook & Mark Karsten
 Address: PO Box 2714
 City: Stateline
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Susan Cook & Mark Karsten
 Address: PO Box 2714
 City: Stateline
 State: NV Zip: 89449

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

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