

DOUGLAS COUNTY, NV

2023-1000273

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

09/07/2023 03:17 PM

KAEMPFER CROWELL, LTD

SHAWNYNE GARREN, RECORDER

E07

APN 1420-33-212-010

**GRANTEE:**

PHYLLIS A. ZINK, Trustee  
ANNA M. MANN FAMILY TRUST  
1303 Bridle Way  
Minden, NV 89423

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Steven E. Tackes, Esq.  
Kaempfer Crowell  
510 West Fourth Street  
Carson City, NV 89703

**MAIL TAX STATEMENTS TO:**

ANNA M. MANN, Trustee  
ANNA M. MANN FAMILY TRUST  
1303 Bridle Way  
Minden, NV 89423

I affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).



ANNA M. MANN

**GRANT, BARGAIN, AND SALE DEED**

THIS INDENTURE made this 7<sup>th</sup> day of September, 2023, between ANNA M. MANN, an unmarried woman, as Grantor and Party of the First Part; and PHYLLIS A. ZINK, Trustee, or her successor, under the ANNA M. MANN FAMILY TRUST dated September 7, 2023, (a trust created for the benefit of Anna M. Mann) and any amendments thereto, as Grantee and Party of the Second Part.

**WITNESSETH:**

That the said Party of the First Part, for no consideration, does by these presents Grant, Bargain, Sell, and Convey unto the said Party of the Second Part, as aforesaid, all of her interest in the following described certain real property and improvements situated in Douglas County, State of Nevada, and more particularly described as follows:

Lot 128, Block B, as shown on the Final Map of WILDHORSE UNIT 4, A PLANNED UNIT DEVELOPMENT, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 12, 1990 in Book 1290, Page 3944, as Document No. 241974.

Together with all improvements, tenements, hereditaments and appurtenances, including easements and water rights, if any thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Also known as 1303 Bridle Way, Minden, Nevada 89423. APN 1420-33-212-010. Legal description from Deed on Death recorded 11-17-2015 as Doc. No. 2015-872850.

IN WITNESS WHEREOF, the Party of the First Part has caused this conveyance to be executed the day and year hereinabove first written.

  
ANNA M. MANN  
Grantor

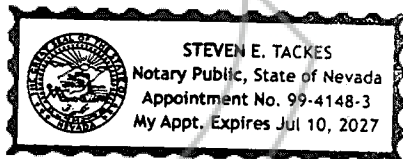
**ACKNOWLEDGMENT**

STATE OF NEVADA }  
CARSON CITY } ss.

On this 7th day of September, 2023, before me, the undersigned, a Notary Public, personally appeared ANNA M. MANN known to me to be the person described herein, who executed the foregoing GRANT, BARGAIN, AND SALE DEED as Grantor, and who acknowledged to me that she executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.

  
NOTARY PUBLIC (SEAL)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1420-33-212-010
- 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
- Other \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: Verified Trust - js	

**3. Total Value/Sales Price of Property**

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00  
Transfer Tax Value: \_\_\_\_\_  
Real Property Transfer Tax Due \$ 0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7 \_\_\_\_\_
- b. Explain Reason for Exemption: transfer without consideration to or from a trust

**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 \_\_\_\_\_ Capacity Grantor  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Anna M Mann  
Address: 1303 Bridle Way  
City: Minden  
State: NV Zip: 89423

Print Name: Phyllis A Zink, Trustee  
Anna M Mann Family Trust  
Address: 1303 Bridle Way  
City: Minden  
State: NV Zip: 89423

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

Print Name: Kaempfer Crowell Law Firm  
Address: 510 West Fourth St.  
City: Carson City State: NV Zip: 89703

Escrow #: \_\_\_\_\_