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APN # 1420-07-044

Recording Requested By:

Bernard D. Genetti

Return Documents to:

Name: Bernard D. Genetti

Address 3441 Tourmaline Dr

City/State/Zip: Carson City NV 89705

Send Tax Statements to:

Name Bernard D, Genetti Trustee

Address: 3441 Tourmaline Dr

City/State/Zip: Carson City NV 89705



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SHAWNYNE GARREN, RECORDER

E07

GRANT, BARGAIN, SALE DEED
(Individual to a Trust)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Bernard D. Genetti** an Individual, unmarried, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, and convey unto **Bernard D. Genetti** as Trustee of Bernard D. Genetti Living Ttrust dated June 6 2023 hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Douglas , State of Nevada, to-wit:

See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

Prior instrument reference: Book 1272 Page 690 Document No. 2020-949411, of the Recorder of Douglas County, Nevada.

LESS AND EXCEPT all oil, gas and minerals, on and under the above describe property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD 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.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor hand the 12 day of September, 2023.

Bernard D. Genetti
Signature

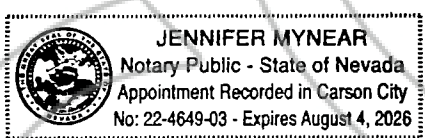
Bernard D. Genetti
Print Name

State of Nevada
County of Douglas

This instrument was acknowledged before me on September 12, 2023 (date) by
Bernard D. Genetti (name(s) of person(s)).

(Seal, if any)

JM
(Signature of notarial officer)
Notary Public
Title (and Rank)



Grantee(s) Name, Address, phone:
Bernard D. Genetti
3341 Tourmaline Dr
Carson City NV 67705
775-379-2291

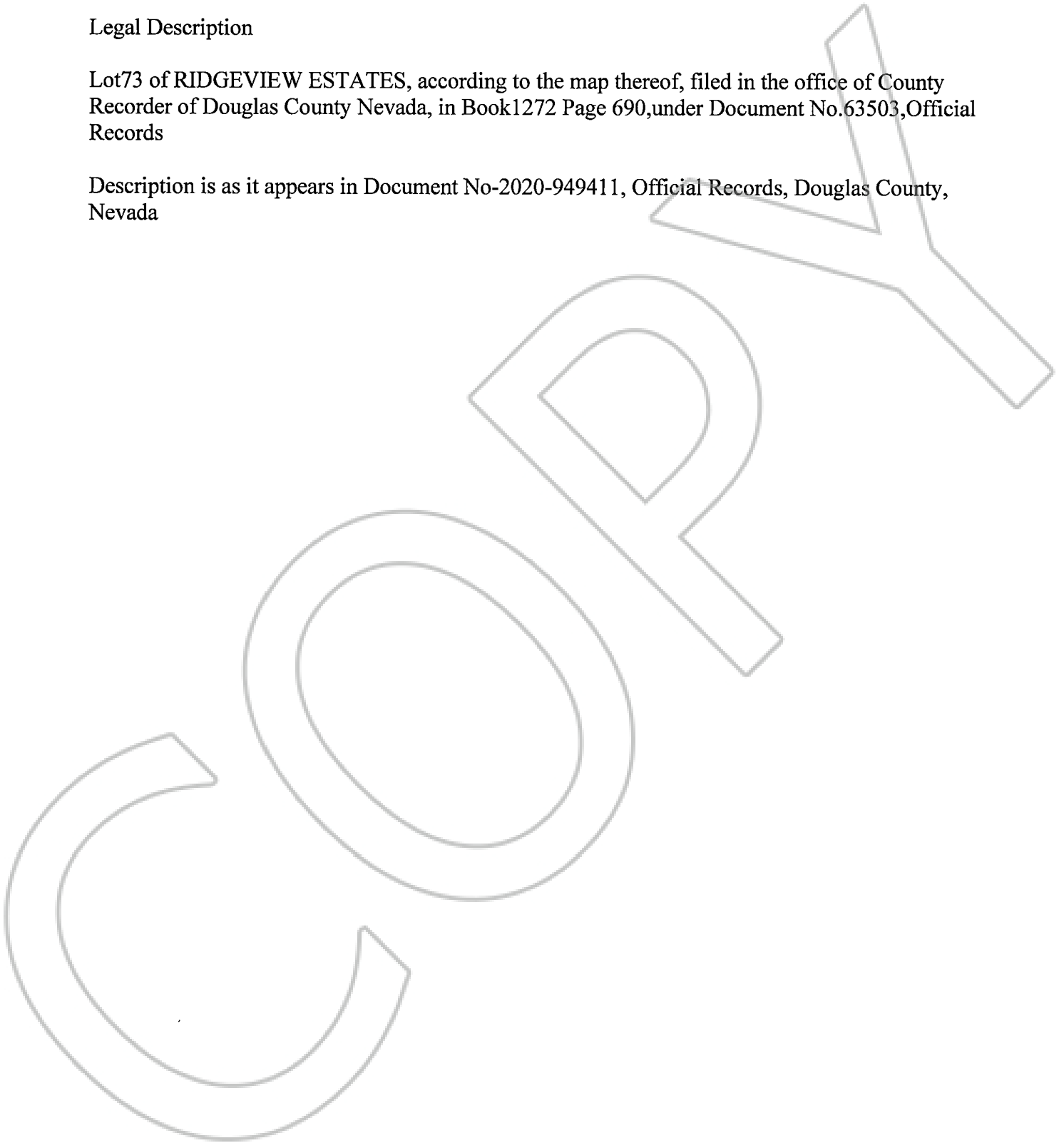
SEND TAX STATEMENTS TO GRANTEE

EXHIBIT A

Legal Description

Lot73 of RIDGEVIEW ESTATES, according to the map thereof, filed in the office of County Recorder of Douglas County Nevada, in Book1272 Page 690,under Document No.63503,Official Records

Description is as it appears in Document No-2020-949411, Official Records, Douglas County, Nevada



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1420-07-411-044
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: Verified Trust - A

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

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # 7
b. Explain Reason for Exemption: transfer to a trust without consideration

5. Partial Interest: Percentage being transferred: _____ %

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 Bernard P. Genetti Capacity Trustee

Signature _____ Capacity _____

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

Print Name: Bernard P. Genetti
Address: 3441 Tourmaline Dr
City: Carson City
State: NV Zip: 89705

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

Print Name: Bernard Genetti Living Trust
Address: 3441 Tourmaline Dr
City: Carson City
State: NV Zip: 89705

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)