



SHAWNYNE GARREN, RECORDER E07

APN: 1220-21-710-023

Recording Requested By and Mail To:
Joel W. Locke, Esq.
ALLISON MacKENZIE, LTD.
402 North Division Street
P.O. Box 646
Carson City, NV 89702

Mailing Address for Tax Statements:
HARRY ZABEL, Trustee
1324 Leonard Road
Gardnerville, NV 89460

The persons executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030 .

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on September 6, 2023, by and between HARRY ZABEL, a widower, and HARRY ZABEL, Trustee of THE HARRY ZABEL TRUST, grantee,

WITNESSETH:

The grantor, for good and valuable consideration to him in hand paid by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantee, and to its successors and assigns, all that certain parcel of real property located in Douglas County, State of Nevada, and more particularly described as follows:

LOT 545, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, AS DOCUMENT NO. 72456.

APN: 1220-21-710-023

(Pursuant to NRS 111.312 this legal description was previously recorded on March 18, 2022, as Document No. 2019-930599, Official Records of Douglas County, State of Nevada.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

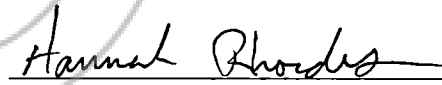
IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.


HARRY ZABEL

STATE OF NEVADA)
 : ss.
CARSON CITY)

On September 6, 2023, personally appeared before me, a notary public, HARRY ZABEL, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document, who acknowledged to me that he executed the foregoing document.




NOTARY PUBLIC

State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

- a) 1220-21-710-023
- b)

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #:
 Book: Page:
 Date of Recording:
 Notes: *Verified Trust - J*

3. Total Value/Sales Price of Property:

\$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 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 without consideration from one joint tenant or tenant in common to one or more remaining joint tenants or tenants in to or from a trust.

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 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 Agent
 Signature _____ Capacity Agent

SELLER (GRANTOR) INFORMATION REQUIRED

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name: Harry Zabel Print Name: The Harry Zabel Trust
 Address: 1324 Leonard Road Address: 1324 Leonard Road
 City: Gardnerville City: Gardnerville
 State: NV Zip: 89460 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow #
 Address: 402 North Division Street, P.O. Box 646
 City: Carson City State: NV Zip: 89702
 4875-9068-6819, v. 1