

APN: 1320-32-710-021



**RECORDING REQUESTED BY AND
AFTER RECORDING MAIL THIS DOCUMENT TO:**

SHAWNYNE GARREN, RECORDER E07

Gene M. Kaufmann, Esq.
Law Office of Gene M. Kaufmann
1591 Mono Avenue, Suite 102
Minden, Nevada 89423

MAIL TAX STATEMENTS TO GRANTEE:

Ingrid Wetzell and
Matthew Wetzell, Trustees
1516 Hussman Avenue, Gardnerville, NV 89410

We the undersigned hereby affirm that this document submitted for recording does not contain the social security number or personal information of any persons (*Per NRS 239B.030 & NRS 603A.040*).

GRANT DEED

For no consideration, Ingrid Wetzell and Matthew Wetzell, husband and wife as joint tenants
Hereby GRANT to Ingrid Wetzell and Matthew Wetzell, Trustees of the Wetzell Family Trust dated October 3, 2023, and as community property.

The following real property situated in the City of Gardnerville, County of Douglas State of Nevada, described as follows:

Lot 23 in Block C, as shown on the map of SIERRA MEADOWS SUBDIVISION, PHASE II, filed in the office of the County Recorder of Douglas County, Nevada, on November 21, 1977, as Document No. 15229. Assessment Parcel No. 1320-32-710-021.

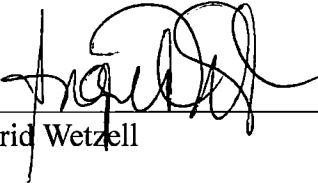
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Commonly known as: 1516 Hussman Avenue, Gardnerville, NV 89410

The undersigned Grantors declare:

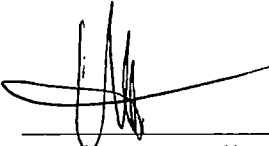
Documentary transfer tax is \$0.00. No consideration given. This conveyance transfers the Grantors' interest to the trustees of their revocable living trust.

Dated October 3, 2023



Ingrid Wetzell

Dated October 3, 2023



Matthew Wetzell

ACKNOWLEDGEMENT


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF NEVADA)
) SS.
COUNTY OF DOUGLAS)

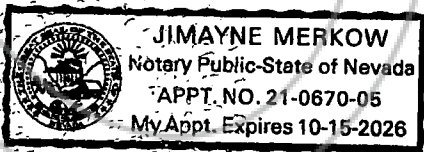
On October 3, 2023 before me, Jimayne Merkow, a Notary Public, personally appeared Ingrid Wetzell, also known as Ingrid and Matthew Wetzell, also known as Matt, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that Ingrid Wetzell and Matthew Wetzell executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 1320-32-710-021
- 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: <u>Verified Trust - P</u>	

- 3. Total Value/Sales Price of Property \$ _____
- Deed in Lieu of Foreclosure Only (value of property) \$ _____
- Transfer Tax Value \$ _____
- 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 Trust without consideration.

5. Partial Interest: Percentage being transferred: 100.00%

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: Matthew Wetzell, Grantor
Signature _____ Capacity: Ingrid Wetzell, Grantor

SELLER (GRANTOR) INFORMATION
(Required)
Print Name: Matthew Wetzell & Ingrid Wetzell
Address: 1516 Hussman Avenue
City: Gardnerville
State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(Required)
Print Name: Matthew Wetzell & Ingrid Wetzell, Trustees of the Wetzell Family Trust dated October 3, 2023
Address: 1516 Hussman Avenue
City: Gardnerville
State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
Print Name: The Law Office of Gene M. Kaufmann
Address: 1591 Mono Avenue, Suite 102
City: Minden State: NV Zip: 89423