

APN: 1420-08-212-031
R.P.T.T.: \$0.00
Exempt: (NRS 375.090, Section 7)

This Document Prepared By:

EDWARD YOUNGER
Attorney at Law
Law Office of Edward Younger
420 Beatrice Court, Suite G1
Brentwood, California 94513
(925) 420-4111

**After Recording, Return and
Mail Tax Statements To:**

Harold Kleckner, as Trustee
822 Redhaven Street
Brentwood, CA 94513

Send Subsequent Tax Bills To:

Harold Kleckner, as Trustee
822 Redhaven Street
Brentwood, CA 94513
Phone: 925-487-1337



SHAWNYNE GARREN, RECORDER

E07

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

HAROLD KLECKNER JR, an unmarried man,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to:

HAROLD KLECKNER, as Trustee of THE HAROLD KLECKNER LIVING TRUST, U/A dated October 7, 2021, the GRANTEE,

Whose mailing address is 822 Redhaven Street, Brentwood, CA 94513;

An undivided one-half (1/2) interest, as Tenants-in-Common, in and to the following described real estate situated in the County of Douglas County, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 1041 Haystack Drive, Carson City, NV.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IT IS INTENDED BY GRANTOR TO SEVER THE PRESENT JOINT TENANCY IN SAID PROPERTY AND TO HOLD THE INTEREST OF THE ABOVE NAMED GRANTEE TRUST AS AN UNDIVIDED INTEREST WITH THE OTHER FORMER JOINT TENANT; SUCH INTERESTS TO BE AS "TENANTS-IN-COMMON".

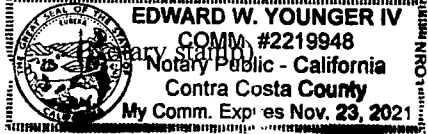
Dated this 7th day of October, 2021.

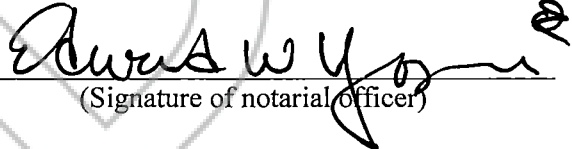


HAROLD KLECKNER JR

State of California
County of Contra Costa

This instrument was acknowledged before me on this October 7, 2021, by HAROLD KLECKNER JR.





(Signature of notarial officer)

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.



HAROLD KLECKNER JR

EXHIBIT A

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located in the Sunridge Heights, Phase 5B Development in the Northwest 1/4 of Section 8, Township 14 North, Range 20 East, M.D.B.&M., being further described as follows:

Commencing at a well monument located in the center of the Easterly Cul-de-sac of Haystack Drive as shown on the Amended Plat of Sunridge Heights, Phase 5B, Document #356642, thence North 51°58'21" East, 45.00 feet to the TRUE POINT OF BEGINNING; thence through the following courses;

1. North 69°37'53" East, 42.14 feet;
2. North 86°55'26" East 101.77 feet;
3. South 22°30'04" West, 95.37 feet;
4. North 74°49'16" West, 100.78 feet to a point on a curve having a tangent bearing of North 17°57'10" East and a radius of 45.00 feet;
5. Northerly along said curve through a central angle of 55°58'49" and an arc length of 43.97 feet to the POINT OF BEGINNING.

Document No. 2020-952934 is provided pursuant to the requirements of Section 6.NRS 111.312.

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 1420-08-212-031
- b. _____
- c. _____
- d. _____

Verified Trust A

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: _____

3. a. Total Value /Sales Price of Property:

b. Deed in Lieu of Foreclosure Only (value of property)	\$	<u>NO SALE</u> <u>0.00</u>
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due:	\$	<u>0.00</u>

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transfer without consideration to a revocable, inter-vivos trust for the benefit of the grantor.

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declare and acknowledge, 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: Grantee

SELLER/(GRANTOR) INFORMATION
(REQUIRED)

Print Name: Harold Kleckner Jr
Address: 822 Redhaven Street
City: Brentwood
State: CA Zip: 94513

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Harold Kleckner, trustee of THE HAROLD KLECKNER LIVING TRUST
Address: Same as Grantor
City: Same as Grantor
State: Same as Grantor Zip: Same as Grantor

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

EDWARD YOUNGER
Attorney at Law
Law Office of Edward Younger
420 Beatrice Court, Suite G1
Brentwood, California 94513