

DOUGLAS COUNTY, NV

2023-1002002

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

11/03/2023 02:58 PM

VILORIA OLIPHANT OSTER & AMAN, LLP

SHAWNYNE GARREN, RECORDER

E07

APN: 1318-15-713-004

R.P.T.T.: \$0.00

Exempt: (NRS 375.090, Section 7)

**This Document Prepared By:**

STEPHANIE K. FUNK, ESQ.

*Attorney at Law*

Viloria, Oliphant, Oster & Aman, L.L.P.

327 California Ave.

Reno, Nevada 89509

775-284-8888

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

Alvan Ewing Donnan and Barbara Marie Shriver-Donnan, as co-Trustees

447 McFaul Way #4

Zephyr Cover, NV 89448

**Send Subsequent Tax Bills To:**

Alvan Ewing Donnan and Barbara Marie Shriver-Donnan, as co-Trustees

447 McFaul Way #4

Zephyr Cover, NV 89448

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

ALVAN E. DONNAN and BARBARA SHRIVER, husband and wife,

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

ALVAN EWING DONNAN and BARBARA MARIE SHRIVER-DONNAN, as co-Trustees of  
THE DONNAN LIVING TRUST, U/A dated November 3, 2023, the GRANTEE,

Whose mailing address is 447 McFaul Way #4, Zephyr Cover, NV 89448;

All of the following described real estate situated in the County of Douglas, State of Nevada:

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

Per NRS 111.312 – The Legal Description appeared previously in Douglas County, recorded on 10/27/2009 as Document No. 0752876 in Douglas County Records, Douglas County, Nevada.


MORE commonly known as: 447 McFaul Way #4, Zephyr Cover, 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.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 3 day of November, 2023.

  
ALVAN E. DONNAN

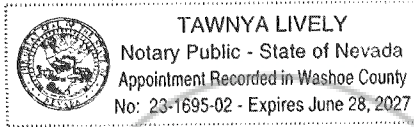
  
BARBARA SHRIVER


State of Nevada

County of Washoe


This instrument was acknowledged before me on this November 3, 2023, by ALVAN E. DONNAN and BARBARA SHRIVER.

(Notary stamp)



  
(Signature of Notarial officer)

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

  
ALVAN E. DONNAN

  
BARBARA SHRIVER

## EXHIBIT A

PARCEL I:

LOT 4, AS SHOWN ON THE OFFICIAL MAP OF VILLAGER TOWNHOUSES FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON AUGUST 29, 1977, AS DOCUMENT NO. 12403.

PARCEL II:

AN UNDIVIDED 1/15<sup>TH</sup> INTEREST IN LOT A AS SHOWN ON THE OFFICIAL MAP OF VILLAGER TOWNHOUSES, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON AUGUST 29, 1977, AS DOCUMENT NO. 12403.

and more commonly known as 447 McFaul Way #4, Zephyr Cover, NV 89448.

TAX PARCEL NUMBER: 1318-15-713-004

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):  
 a. 1318-15-713-004  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

11/3/23 Trust Ok~A.B.

2. Type of Property:
- |   |  |
|---|--|
| a. <input type="checkbox"/> Vacant Land             | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input checked="" type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex         |
| e. <input type="checkbox"/> Apt. Bldg               | f. <input type="checkbox"/> Comm'l/Ind'l     |
| g. <input type="checkbox"/> Agricultural            | h. <input type="checkbox"/> Mobile Home      |
| i. <input type="checkbox"/> Other: _____            |  |

3. a. Total Value /Sales Price of Property: NO SALE  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ ( 0.00 )  
 c. Transfer Tax Value: \$ 0.00  
 d. 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 a revocable, inter-vivos trust for the benefit of the grantors.

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: Alvan E. Donnan Capacity: Grantor  
 Signature: Barbara Shriver-Donnan Capacity: Grantee

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

Print Name: Alvan E. Donnan and Barbara Shriver  
 Address: 447 McFaul Way #4  
 City: Zephyr Cover  
 State: NV Zip: 89448

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

Print Name: Alvan Ewing Donnan and Barbara Marie Shriver-Donnan, co-trustees of THE DONNAN 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)**

STEPHANIE K. FUNK, ESQ.  
 Attorney at Law  
 Vilorina, Oliphant, Oster & Aman, L.L.P.  
 327 California Ave.  
 Reno, Nevada 89509