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SHAWNYNE GARREN, RECORDER E07

Natalia K. Vander Laan, Esq.

APN: 1320-29-116-015

Recording requested by: )  
Timothy and Misti Sullivan )  
1778 Bougainvillea Drive )  
Minden, NV 89423 )

When recorded mail to: )  
Timothy and Misti Sullivan )  
1778 Bougainvillea Drive )  
Minden, NV 89423 )

Mail tax statement to: )  
Timothy and Misti Sullivan )  
1778 Bougainvillea Drive )  
Minden, NV 89423 )

RPTT: \$0.00 Exempt (7)  
Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT:

TIMOTHY MICHAEL SULLIVAN and MISTI LEE SULLIVAN, who took title as TIMOTHY SULLIVAN and MISTI SULLIVAN, husband and wife as joint tenants with right of survivorship,

For NO consideration, do hereby Grant, Bargain, Sell, and Convey unto:

TIMOTHY MICHAEL SULLIVAN and MISTI LEE SULLIVAN, Trustees, or their successors in Trust, under the TIMOTHY MICHAEL SULLIVAN AND MISTI LEE SULLIVAN REVOCABLE LIVING TRUST, dated July 20, 2023, and any amendments thereto.

ALL their interest in that real property situated in the county of Douglas, state of Nevada, more particularly described below, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Legal Description:

Lot 235, as shown on the official plat of WINHAVEN UNIT NO. 6, filed for record in the office of the County Recorder of Douglas County, Nevada, on August 4, 1994, in Book 894 of Official Records, Page 692, as Document No. 343273.

**NOTE:** The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada, on February 25, 2022, as Document No. 2022-981712 of Official Records.


Subject to:

1. Taxes for the current fiscal year, paid current.
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

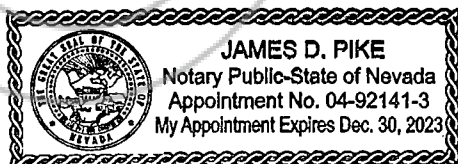
Executed on July 20, 2023, in the county of Douglas, state of Nevada.

  
 \_\_\_\_\_  
 TIMOTHY MICHAEL SULLIVAN

  
 \_\_\_\_\_  
 MISTI LEE SULLIVAN

STATE OF NEVADA     )  
                                   ): ss  
 COUNTY OF DOUGLAS   )

This instrument was acknowledged before me on this July 20, 2023, by TIMOTHY MICHAEL SULLIVAN and MISTI LEE SULLIVAN.



  
 \_\_\_\_\_  
 NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-29-116-015  
 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  
 Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: <u>11/13/23</u>	
Notes: <u>Grantor &amp; Trustee</u>	

3. Total Value/Sales Price of Property \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) ( 0 )  
 Transfer Tax Value: \$ 0  
 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 to or from a trust, if the transfer is made without consideration.

5. Partial Interest: Percentage being transferred: 100 %  
 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 Grantor/Grantee  
 Signature \_\_\_\_\_ Capacity Grantor/Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: TIMOTHY MICHAEL SULLIVAN and MISTI LEE SULLIVAN  
 Address: 1778 Bougainvillea Drive  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: TIMOTHY MICHAEL SULLIVAN and MISTI LEE SULLIVAN, Trustees  
 Address: 1778 Bougainvillea Drive  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_