

APN: 1220-15-110-065

**RECORDING REQUESTED BY and
AFTER RECORDING RETURN
THIS DOCUMENT TO:**

J. D. Sullivan, Esq.
SULLIVAN LAW
1625 State Route 88, Suite 401
Minden, NV 89423

MAIL TAX STATEMENTS TO GRANTEES:

c/o Brian and Smith
P.O. Box 942
Carson City, NV 89702

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. *(Per NRS 239B.030)*

GIFT DEED

(With Reservation of Life Estate)

Nancy Hulseley, an unmarried woman ("Grantor"), hereby gifts, grants, and conveys to Brian Smith and Leslie Smith, husband and wife, an undivided 50% interest, and to Justin Pope and Shelley Pope, an undivided 50% interest (collectively, "Grantees"), as tenants in common, that certain real property located in Douglas County, State of Nevada, commonly known as 966 Dean Drive, Gardnerville, Nevada 89460, as more particularly described in Exhibit A attached hereto, and incorporated herein by this reference, together with all and singular the buildings, structures, improvements, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof ("Subject Property").

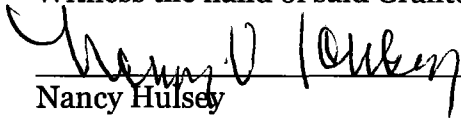
This conveyance is made subject to the liens, easements, restrictions, agreements and encumbrances of record as of the date of this instrument, reserving unto the above-named Grantor a life estate, as defined in Nev. Admin. Code § 375.090, until Grantor dies, during which time Grantor shall have and enjoy the use, control, and possession of the residence and improvements on the Subject Property. Upon Grantor's death, the within life estate shall immediately terminate, automatically vesting 100% of the title in the Subject Property to Grantees without further administration.

During the term of the life estate reserved herein, Grantor shall pay for all homeowners insurance premiums, trash service, and utility expenses, including water/sewer, electricity, and heating oil for the Subject Property. Grantor shall

bear all risk of loss related to the Subject Property and any improvements located thereon. Grantees shall pay all property taxes on the Subject Property. Grantor and Grantees shall be named as additional insureds on the homeowners insurance for the Subject Property.

Grantor hereby covenants that, during the term of the life estate reserved herein, the Subject Property shall not be used for any purpose other than residential purposes and that no new buildings or structures shall be built or placed on the Subject Property, absent express written consent from Grantees.

Witness the hand of said Grantor this _____ day of 10-11-23, 2023.



Nancy Hulsey

ACKNOWLEDGMENT

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 11, _____, 2023, before me, Tricia Amthauer
a notary public, personally appeared Nancy Hulsey, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature she executed the instrument.

I declare 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

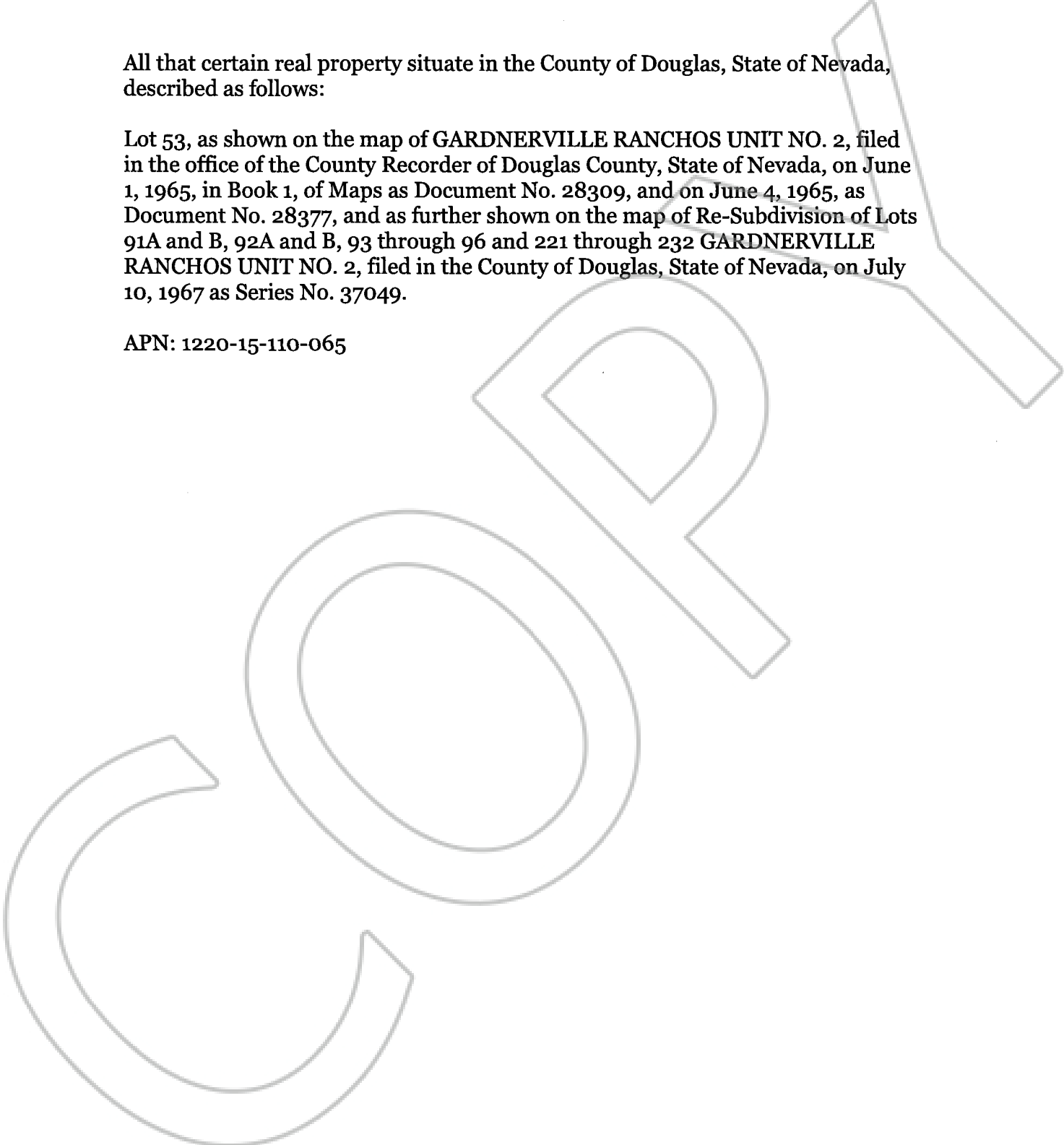


EXHIBIT A

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

Lot 53, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 1, of Maps as Document No. 28309, and on June 4, 1965, as Document No. 28377, and as further shown on the map of Re-Subdivision of Lots 91A and B, 92A and B, 93 through 96 and 221 through 232 GARDNERVILLE RANCHOS UNIT NO. 2, filed in the County of Douglas, State of Nevada, on July 10, 1967 as Series No. 37049.

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-15-110-065
 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: _____

3. a. Total Value/Sales Price of Property: \$ 153,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 153,500.00
 d. Real Property Transfer Tax Due: \$ 598.65

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 [Signature] Capacity Agent
 Signature _____ Capacity _____

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

Print Name: Nancy Hulsey
 Address: 966 Dean Drive
 City: Gardnerville NV 89460
 State: Zip:

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

Print Name: Justin Pope, Shelley Pope, Brian Smith, Leslie Smith
 Address: PO Box 942
 City: Carson City NV 89702
 State: Zip:

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02303037-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED