

APN: _____

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

Exempt: (NRS 375.090, Section 7)

This Document Prepared By:

EURIK O'BRYANT

Attorney at Law

Eurik O'Bryant, Esq.

7540 Shoreline Dr.

Stockton, California 95219

(209) 478-2000



SHAWNYNE GARREN, RECORDER

E07

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

Michael William Welsh and Maureen Elizabeth Welsh , as co-Trustees

2578 Last Chance Ct.

Minden , NV 89423

Send Subsequent Tax Bills To:

Michael William Welsh and Maureen Elizabeth Welsh , as co-Trustees

2578 Last Chance Ct.

Minden , NV 89423

Phone: 209-484-7317/209-484-7300

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

MICHAEL W. WELSH and MAUREEN E. WELSH , husband and wife as Joint Tenants with
Right of Survivorship,

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

MICHAEL WILLIAM WELSH and MAUREEN ELIZABETH WELSH , as Co-Trustees of THE
WELSH LIVING TRUST , U/A dated 10/27 , 2023, the GRANTEE,

Whose mailing address is 2578 Last Chance Ct., Minden, NV 89423;

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

**A Parcel of Land located within a Portion of the Northeast One-Quarter (NE1/4) of the
Northeast One-Quarter (NE1/4) of Section 3, Township 13 North, Range 20 East, Mount Diablo
Meridian. Douglas County, Nevada. Described as Follows:**

**Parcel 2 as Shown on Parcel Map No. 1 (LDA 16-013) for West Ridge Homes, Inc., filed for
record in the office of the Douglas County Recorder, State of Nevada, on September 20, 2017 as
Document No. 2017-904316, official records.**

**Together with all Tenements, hereditaments and appurtenances, if any, thereto, belonging or
appertaining, and any reversions, remainders, rents, issues or profits thereof.**

Per NRS 111.312 – The Legal Description appeared previously in The Grant, Bargain and Sale Deed, recorded on
January 29, 2019, as Document No. 2019-925123 in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: 2578 Last Chance Ct., Minden, NV (APN 1320-03-001-032).

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

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 27th day of October, 2023.

Mike Welsh
MICHAEL WILLIAM WELSH

Maureen Elizabeth Welsh
MAUREEN ELIZABETH WELSH

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.

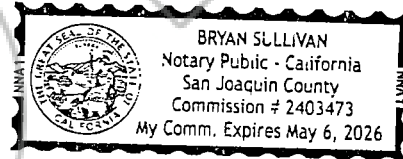
State of California)
County of San Joaquin)

On 10/27/23, before me, Bryan Sullivan, Notary Public, personally appeared MICHAEL WELSH and MAUREEN WELSH, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature *Bryan Sullivan*



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

Mike Welsh
MICHAEL WILLIAM WELSH

Maureen Elizabeth Welsh
MAUREEN ELIZABETH WELSH

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):
 a. 1320-03-001-032 _____
 b. _____
 c. _____
 d. _____

11/16/23 Grantors TR

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:		<u>NO SALE</u>
b. Deed in Lieu of Foreclosure Only (value of property)	\$	<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 grantors.

5 Partial Interest: Percentage being transferred: 100 %

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: Michael Welsh / Maureen Elizabeth Capacity: Grantor
 Signature: Michael Welsh, TR Maureen Elizabeth TR Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Michael William Welsh and Maureen Elizabeth Welsh	Print Name: Michael William Welsh and Maureen Elizabeth Welsh, co-trustees of THE WELSH LIVING TRUST
Address: 2578 Last Chance Ct.	Address: Same as Grantor
City: Minden	City: Same as Grantor
State NV Zip: 89423	State: Same as Grantor Zip: Same as Grantor

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

EURIK O'BRYANT
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 Kroloff, Belcher, Smart, Perry, & Christopherson, P.C.
 7540 Shoreline Drive, Stockton, California 95219
 (209) 478-2000