

DOUGLAS COUNTY, NV

2023-1002498

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

11/20/2023 04:06 PM

FENNEMORE CRAIG - PHOENIX

SHAWNYNE GARREN, RECORDER

E07

APN: 1318-16-810-014

**Recording requested and
when recorded mail to:**

Craig Etem, Esq.
Fennemore Craig PC
7800 Rancharrah Parkway
Reno, Nevada 89511

Mail tax statements to:

Maya Blackwell
315 S. 13th Avenue, Unit A
Bozeman, Montana 59715

*The undersigned certifies that this
instrument does not contain the social
security number of any person.*

Grant, Bargain and Sale Deed

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, ANNE BLACKWELL, as Trustee of the MAYA BLACKWELL 1994 TRUST, dated December 22, 1994 ("Grantor"), does hereby grant, bargain, sell and convey to MAYA BLACKWELL ("Grantee"), at 315 S. 13th Avenue, Unit A, Bozeman, Montana 59715, all right, title and interest in and to that real property situate in the County of Douglas, State of Nevada, and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Dated this 17 day of August, 2023.

THE MAYA BLACKWELL 1991 TRUST, dated
December 22, 1994

By: Anne Blackwell

Its: Trustee

Printed: Anne Blackwell

EXHIBIT A

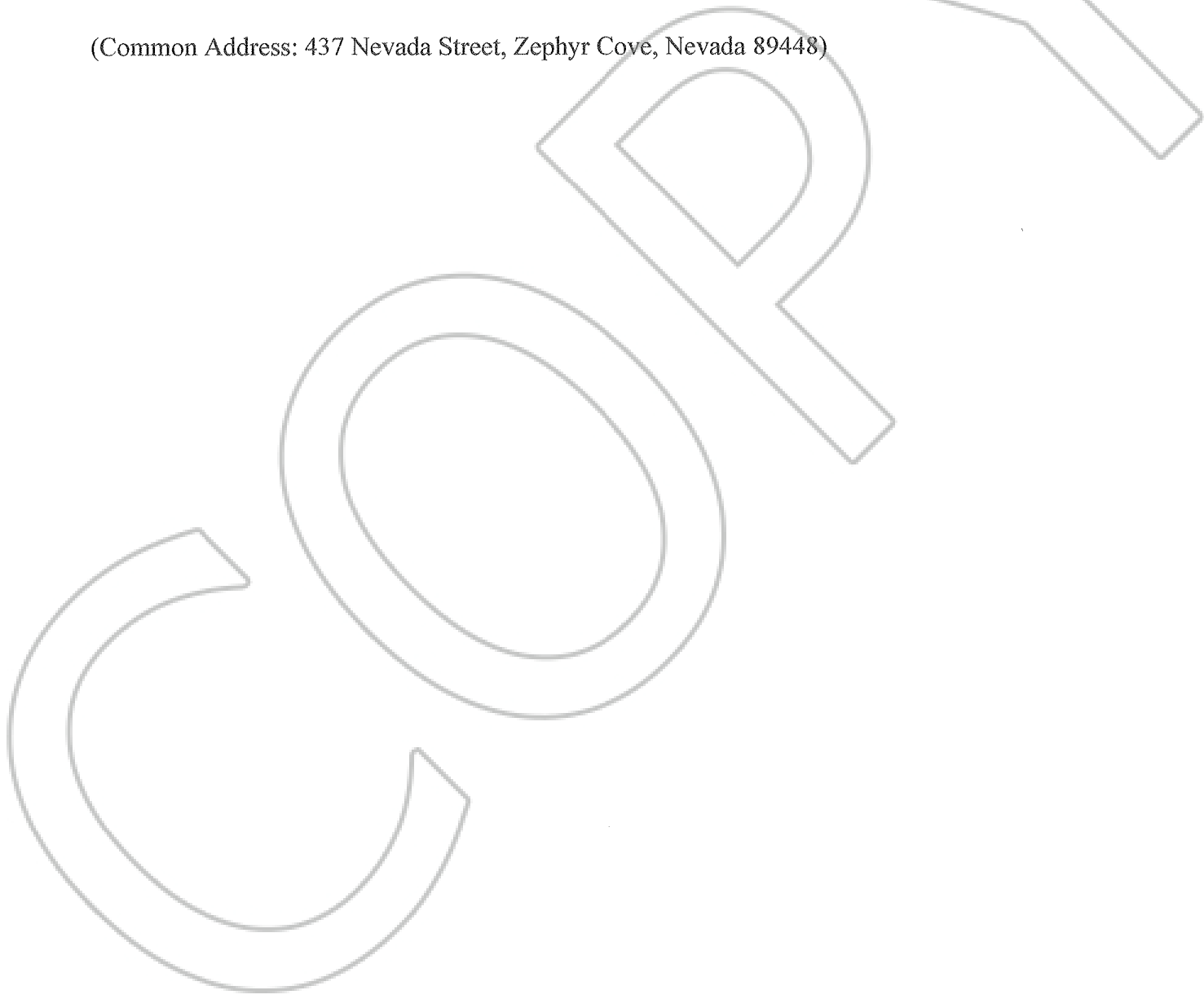
Property Description

THE LAND REFERRED TO HEREIN BELOW IS DESCRIBED AS FOLLOWS:

The South 1/2 of Lot 38, the South 1/2 of Lot 39 and all of Lot 40, of Elks Subdivision Plat, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on May 5, 1927, as Document 001 and as shown on the Amended Plat of the Elks Subdivision, on January 5, 1928, as Document No. 002 and as shown on the Second Amended Plat of the Elks Subdivision, on June 5, 1952, as Document No. 8537.

Assessors Parcel No.: 1318-16-810-014

(Common Address: 437 Nevada Street, Zephyr Cove, Nevada 89448)



MONTANA NOTARY ACKNOWLEDGMENT

THE STATE OF MONTANA

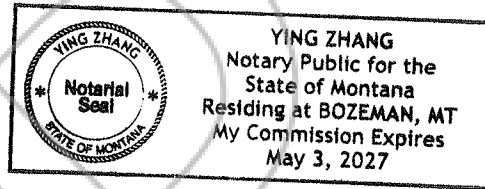
COUNTY OF Gallatin

This record was acknowledged before me on August 17, 2023, by Anne Blackwell
(name(s) of individual(s)).


Notary Public Signature

Print Ying zhang

Title Personal Banker



(Seal)

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-16-810-014
 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: <u>11/20/23 Trust Ok~A.B.</u>	

3. Total Value/Sales Price of Property: \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 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 of title out of the Maya Blackwell 1994 Trust without consideration

5. Partial Interest: Percentage being transferred: 3.7 %

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 Wm. Thomas Lanier Capacity for Grantor/Grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: The Maya Blackwell 1994 Trust
 Address: 315 S. 13th Avenue, Unit A
 City: Bozeman
 State: Montana Zip: 59715

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Maya Blackwell
 Address: 315 S. 13th Avenue, Unit A
 City: Bozeman
 State: Montana Zip: 59715

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Wm. Thomas Lanier, FENNEMORE DOWLING Escrow # _____
 Address: 8080 N. Palm Avenue, Third Floor
 City: Fresno State: California Zip: 93711

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)