

APN# 1420-34-310-037

Recording Requested by/Mail to:

Name: Matthew Robert McMackin

Address: 2678 Stewart Avenue

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: Matthew Robert McMackin

Address: 2678 Stewart Avenue

City/State/Zip: Minden, NV 89423



SHAWNYNE GARREN, RECORDER

E07

Grant, Bargain and Sale Deed

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Joan E. Neuffer, Esq.

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

APN: 1420-34-310-037

When Recorded Mail To:
Matthew Robert McMackin
2678 Stewart Avenue
Minden, NV 89423

Mail Tax Statements To:
Matthew Robert McMackin
2678 Stewart Avenue
Minden, NV 89423

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That Matthew Robert McMackin, Grantor, a single man, residing at 2678 Stewart Avenue, Minden, Nevada 89423, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey to the Grantee, Matthew Robert McMackin, Trustee of the Kingston Trust, dated November 20, 2023, and to the successor trustees, heirs, and assigns of such Grantees(s) forever, all that real property situated in the County of Douglas, State of Nevada, commonly known as 2678 Stewart Avenue, Minden, Nevada 89423 and more particularly described as follows:

LOT 6 IN BLOCK 3, AS SHOWN ON THE MAP OF THE ARTEMISIA RE-SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER ON APRIL 23, 1962, AS DOCUMENT NO. 19909, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

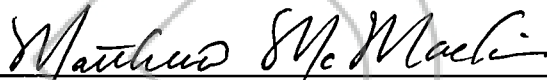
Subject to:

1. All general and special taxes for the current fiscal year.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents this 20th day of November, 2023.

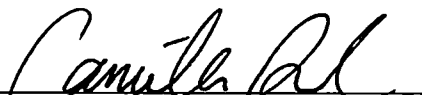


Matthew Robert McMackin
Grantor

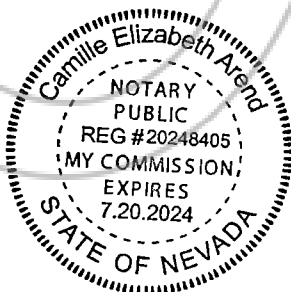
STATE OF NEVADA)
): ss.
COUNTY OF DOUGLAS)

On November 20, 2023, before me, Camille E. Arend, personally appeared **MATTHEW ROBERT MCMACKIN**, personally known to me, or proven 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Camille E. Arend, Notary



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-34-310-037
 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: <u>11/21/23</u>	
NOTES: <u>Trust of r 48</u>	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ zero
 Real Property Transfer Tax Due: \$ zero

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # (7)
 b. Explain Reason for Exemption: transfer of home to living trust NO 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 *Matthew R. McMackin* Capacity owner
Matthew Robert McMackin

Signature _____ Capacity _____

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

Print Name: Matthew Robert McMackin
 Address: 2678 Stewart Avenue
 City: Minden
 State: NV Zip: 89423

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

Print Name: Matthew Robert McMackin, Trustee of the
Kingston Trust, dated November 20, 2023
 Address: 2678 Stewart Avenue
 City: Minden
 State: NV Zip: 89423

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

Print Name: D'TERRA LAW, LLC Escrow # _____
 Address: 1692 County Road, Suite C
 City: Minden State: NV Zip: 89423