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SHAWNYNE GARREN, RECORDER E07

Natalia K. Vander Laan, Esq.

APN: 1220-04-210-031

**Recording requested by:** )  
Erin and Austin Dudley )  
1327 Wilson Circle )  
Gardnerville, NV 89410 )

**When recorded mail to:** )  
Erin and Austin Dudley )  
1327 Wilson Circle )  
Gardnerville, NV 89410 )

**Mail tax statement to:** )  
Erin and Austin Dudley )  
1327 Wilson Circle )  
Gardnerville, NV 89410 )

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:

AUSTIN ROYAL DUDLEY, who took title as AUSTIN ROYAL DUDLEY, a single man,

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

AUSTIN ROYAL DUDLEY and ERIN JENNIFER DUDLEY, Trustees, or their successors in Trust, under the AUSTIN ROYAL DUDLEY AND ERIN JENNIFER DUDLEY REVOCABLE LIVING TRUST, dated November 2, 2023, and any amendments thereto.

ALL his 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.

Legal Description:

Lot 25 in Block C, as set forth on the map of SUNSET PARK SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 5, 1987 in Book 687, Page 763, as Document No. 155926 and by Certificate of Amendment recorded December 23, 1987 in Book 1287, Page 3314, Document No. 169385 of Official Records of Douglas County, Nevada.

**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 12/14/2016, as Document No. 2016-892088 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.

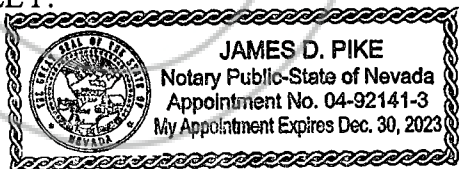
This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Executed on November 2, 2023, in the county of Douglas, state of Nevada.

  
 \_\_\_\_\_  
 AUSTIN ROYAL DUDLEY

STATE OF NEVADA            )  
   ): ss  
 COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on November 2, 2023, by AUSTIN ROYAL DUDLEY.



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

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-04-210-031  
 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: 11/29/23  
 Notes: Grant OK - AD

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 [Signature] Capacity Grantor/Grantee  
 Signature [Signature] Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Austin Dudley  
 Address: 1327 Wilson Circle  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Austin and Erin Dudley, Trustee  
 Address: 1327 Wilson Circle  
 City: Gardnerville  
 State: NV Zip: 89410

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