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SHAWNYNE GARREN, RECORDER

E07

Natalia K. Vander Laan, Esq.

**APN: 1022-18-002-073**

**Recording requested by:** )  
Jose and Olivia Pelayo )  
1552 Bolton Loop )  
Gardnerville, NV 89410 )

**When recorded mail to:** )  
Jose and Olivia Pelayo )  
1552 Bolton Loop )  
Gardnerville, NV 89410 )

**Mail tax statement to:** )  
Jose and Olivia Pelayo )  
1552 Bolton Loop )  
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:

JOSE ALBERTO PELAYO and OLIVIA GOMEZ PELAYO, who took title as JOSE ALBERTO PELAYO and OLIVIA GOMEZ PELAYO, husband and wife, as community property with right of survivorship,

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

JOSE ALBERTO PELAYO and OLIVIA GOMEZ PELAYO, Trustees, or their successors in Trust, under the JOSE ALBERTO PELAYO AND OLIVIA GOMEZ PELAYO REVOCABLE LIVING TRUST, dated June 22, 2023, and any amendments thereto.

ALL their interest in that real property situated in the county of Douglas, state of Nevada, more particularly described below, together with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Legal Description:

Those portions of the South 1/2 of Section 18, Township IO No1th, Range 22 East, M.D.B.&M., in the County of Douglas, State of Nevada, being more particularly described as follows:

Lot 11 as shown on the Final Subdivision Map LDA 04-064 for HOLBROOK ESTATES, recorded November 02, 2006, in Book 1106 at Page 839, as Document No. 687834, in the Official Records of said Douglas County.

**NOTE:** The above metes and bounds description appeared previously in that certain Grant, Bargain, and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada, on April 12, 2019, as Document No. 2019-927799 of Official Records.

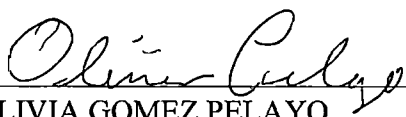
Subject to:

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.

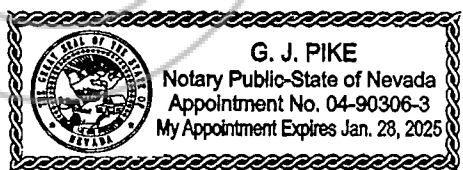
Executed on June 22, 2023, in the county of Douglas, state of Nevada.

  
 \_\_\_\_\_  
 JOSE ALBERTO PELAYO

  
 \_\_\_\_\_  
 OLIVIA GOMEZ PELAYO

STATE OF NEVADA        )  
   ): ss  
 COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on this June 22, 2023, by JOSE ALBERTO PELAYO and OLIVIA GOMEZ PELAYO.



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

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1022-18-002-073  
 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: _____	
Notes: <i>Verified Trust</i>	

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 Jose Pelayo Capacity Grantor/Grantee  
 Signature Olivia Pelayo Capacity Grantor/Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: JOSE ALBERTO PELAYO and OLIVIA GOMEZ PELAYO  
 Address: 1552 Bolton Loop  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: JOSE ALBERTO PELAYO and OLIVIA GOMEZ PELAYO, Trustees  
 Address: 1552 Bolton Loop  
 City: Gardnerville  
 State: NV Zip: 89410

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