



SHAWNYNE GARREN, RECORDER E07

APN:1220-12-310-057
Return document to:
James Martin
1070 Arroyo Dr.
Gardnerville, NV, 9410

Mail tax statements to:
James Martin
1070 Arroyo Dr.
Gardnerville, NV. 89410

In compliance with NRS 239B.030, I, the undersigned, hereby affirm that this document submitted for recording does not contain a Social Security number.

GRANT DEED

This GRANT DEED, executed this 21 st day of November , 2023, by the grantor, James H. Martin and Mary B. Martin Joint tenants with right of survivorship.

for the consideration of \$00.00 Zero dollars and no cents in hand paid, does hereby grant, bargain, and sell forever to the grantee, Martin Family Trust

all right, title, and interest in and to the following real property situated in the County of Douglas , State of Nevada, legally described as: Lot 53 of Pinenut Subdivision, Phase 1 according to Map of, filed in the office of the County Recorder of Douglas County, Nevada recorded on June 11, 1963, as Book 1 of Maps, file No. 22783.
Assessors Parcel No. 1220-12-310-057

Commonly known as: 1070 Arroyo Dr. Gardnerville, NV. 89410
Source of title:
Douglas County, NV 2023-100450 Recorded 09/13/2023
Shawnyne Garren, Recorder

THIS CONVEYANCE is made subject to:

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day first above written.

Signed, sealed and delivered in the presence of:

James H. Martin
Signature
James H. Martin
Print name
Grantor
Capacity

Mary B. Martin
Signature
Mary B. Martin
Print name
Grantor
Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Nevada)
COUNTY OF Douglas)

This instrument was acknowledged before me on the 22nd day of November,
2023, by James H. Martin & Mary B. Martin

Valeria Villarreal M.
Notary Public
Valeria Villarreal M.
Print name
My commission expires:
Aug 27 2025

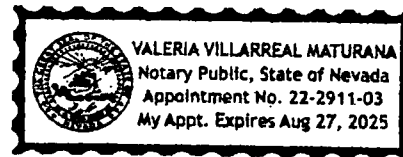


Exhibit A

COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-12-310-057
 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>12/01/23</u>	
NOTES: <u>Trust ok r 48</u>	

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Transfer to Trust without consideration

5. Partial Interest: Percentage being transferred: _____ %

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: Mary & Janet Martin Capacity: owner
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Mary and Janet Martin
 Address: 1070 Akeley Dr
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Martin Family Trust
 Address: 1070 Akeley Dr.
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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