

APN: 1420-34-201-016

Recording Requested by:
Lori Ann Neal



SHAWNYNE GARREN, RECORDER E05

When Recorded, return to:

Lori Ann Neal
2731 Kayne Ave.
Minden, NV 89423

Mail Tax Statements to:

Same as above

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

GIFT DEED

THIS GIFT DEED is made and entered into this 17th day of November, 2023, by and between ANNALISA NEAL, a single woman, REBECCA NEAL, a single woman, and EDEN NEAL, a single woman, Donors, and LORI ANN NEAL, an unmarried woman, Donee;

WITNESSETH:

The expressions of the Donors and the Donee shall mean and include their respective heirs, successors, assigns.

WHEREAS the Donors are the fee title Owners and in possession of that certain piece and parcel of real property situated in the State of Nevada, County of Douglas, described as follows:

All that real property in the County of Douglas, State of Nevada, bounded and described as follows:

A portion of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 14 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Parcel No. 2 of that certain Parcel Map for K.J. Maple, recorded May 11, 1977, Book 577, Page 555, Document No. 09101, Official Records of Douglas County, Nevada.

APN: 1420-34-201-016

Per NRS 111.312, this legal description was previously recorded at Document No. 0737865, Book 0209, Pages 4221-4222, on February 18, 2009.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

The Donors do hereby irrevocably and unconditionally gift, transfer, assign and deliver all rights, title and interest in and to the following described property unto the above-named Donee on account of great love and affection.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Donee, her heirs, successors and assigns.

IN WITNESS WHEREOF, the Donors have executed this conveyance on the 28 day of OCTOBER, 2023.

Signed in Counterpart
ANNALISA NEAL

BAW//
REBECCA NEAL

Signed in Counterpart
EDEN NEAL

The undersigned Donee does, on this ___ day of _____, 2023 hereby accept the above-described gift.

Signed in Counterpart
LORI ANN NEAL

ACKNOWLEDGMENT

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

On _____, 2023, before me, Renee J. Morris, Notary Public, personally appeared LORI ANN NEAL, personally known to me (or proved to me on the basis of

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TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

The Donors do hereby irrevocably and unconditionally gift, transfer, assign and deliver all rights, title and interest in and to the following described property unto the above-named Donee on account of great love and affection.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Donee, her heirs, successors and assigns.

IN WITNESS WHEREOF, the Donors have executed this conveyance on the ^{17th}~~11~~ day of ~~17~~
November, 2023.

Signed in Counterpart
ANNALISA NEAL

Signed in Counterpart
REBECCA NEAL

[Signature]
EDEN NEAL

The undersigned Donee does, on this ___ day of _____, 2023 hereby accept the above-described gift.

Signed in Counterpart
LORI ANN NEAL

ACKNOWLEDGMENT

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

On _____, 2023, before me, Renee J. Morris, Notary Public, personally appeared LORI ANN NEAL, personally known to me (or proved to me on the basis of

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The Donors do hereby irrevocably and unconditionally gift, transfer, assign and deliver all rights, title and interest in and to the following described property unto the above-named Donee on account of great love and affection.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Donee, her heirs, successors and assigns.

IN WITNESS WHEREOF, the Donors have executed this conveyance on the 7 day of 11 NOV, 2023.

[Signature]
ANNALISA NEAL

Signed in Counterpart
REBECCA NEAL

Signed in Counterpart
EDEN NEAL

The undersigned Donee does, on this ___ day of _____, 2023 hereby accept the above-described gift.

Signed in Counterpart
LORI ANN NEAL

ACKNOWLEDGMENT

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

On _____, 2023, before me, Renee J. Morris, Notary Public, personally appeared LORI ANN NEAL, personally known to me (or proved to me on the basis of

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TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Donee, her heirs, successors and assigns.

IN WITNESS WHEREOF, the Donors have executed this conveyance on the ___ day of _____, 2023.

Signed in Counterpart
ANNALISA NEAL

Signed in Counterpart.
REBECCA NEAL

Signed in Counterpart
EDEN NEAL

The undersigned Donee does, on this 5th day of December, 2023 hereby accept the above-described gift.

Lori Ann Neal
LORI ANN NEAL

ACKNOWLEDGMENT

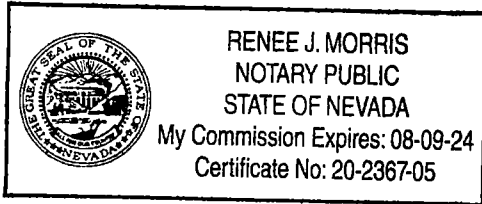
STATE OF NEVADA)
) : ss.
COUNTY OF DOUGLAS)

On December 5, 2023, before me, Renee J. Morris, Notary Public, personally appeared LORI ANN NEAL, personally known to me (or proved 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 she executed the same in her authorized capacities, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Seal



Renee J. Morris
 NOTARY PUBLIC

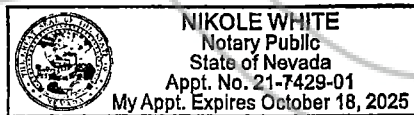
ACKNOWLEDGMENT

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

On Nov. 17, 2023, before me, Nikole White, Notary Public, personally appeared EDEN NEAL, personally known to me (or proved 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 her authorized capacities, and that by her signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Seal



Nikole White
 NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On _____, 2023, before me, _____, Notary Public, personally appeared REBECCA NEAL, personally known to me (or proved 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 her authorized capacities, and that by her signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Seal

NOTARY PUBLIC

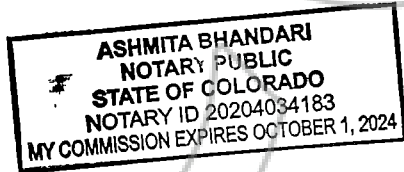
ACKNOWLEDGMENT

STATE OF COLORADO)
 : ss.
COUNTY OF Adams)

On November, 7th, 2023, before me, Ashmita Bhandari, Notary Public, personally appeared ANNALISA NEAL, personally known to me (or proved 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 her authorized capacities, and that by her signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Seal



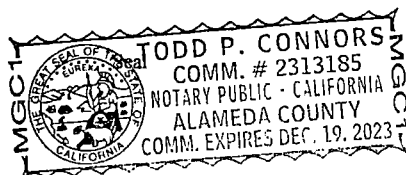
[Signature]
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF ~~NEVADA~~ California)
 : ss.
COUNTY OF ~~DOUGLAS~~ Alameda)

On October 28th, 2023, before me, Todd P. Connors, Notary Public, personally appeared REBECCA NEAL, personally known to me (or proved 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 her authorized capacities, and that by her signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Todd P. Connors
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF COLORADO)
 : ss.
COUNTY OF _____)

On _____, 2023, before me, _____, Notary Public, personally appeared ANNALISA NEAL, personally known to me (or proved 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 her authorized capacities, and that by her signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Seal

NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-34-201-016
- 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	
Document/Instrument #:	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sales Price of Property:

\$ _____

Deed in Lieu of Foreclosure Only (value of property): \$ _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ -0-

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 5

b. Explain Reason for Exemption: This is a transfer from grantee's three adult children to their mother,
grantee.

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 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: Signed in Counterpart Capacity: Grantor

Signature: Lori Ann Neal Capacity: Grantee

SELLER (GRANTOR) INFORMATION (Required)

Print Name: Eden Neal, Annalisa Neal & Rebecca Neal

Address: 1628 W. Minden Village Loop

Minden, NV 89423

BUYER (GRANTEE) INFORMATION (Required)

Print Name: Lori Ann Neal

Address: 1628 W. Minden Village Loop

2731 Kayne Ave.
Minden, NV 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# _____

Address: P.O. Box 1987

City: Minden State: NV Zip: 89423

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-34-201-016
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	_____

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 _____

3. Total Value/Sales Price of Property:

\$ _____

Deed in Lieu of Foreclosure Only (value of property): \$ _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ -0-

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 5

b. Explain Reason for Exemption: This is a transfer from grantee's three adult children to their mother, grantee.

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 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

Signature: Signed in Counterpart Capacity: Grantee

SELLER (GRANTOR) INFORMATION (Required)

Print Name: Eden Neal, Annalisa Neal & Rebecca Neal

Address: 1628 W. Minden Village Loop

Minden, NV 89423

BUYER (GRANTEE) INFORMATION (Required)

Print Name: Lori Ann Neal

Address: 1628 W. Minden Village Loop

2731 Kayndy Ave.
Minden, NV 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# _____

Address: P.O. Box 1987

City: Minden State: NV Zip: 89423

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-34-201-016
- 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	<u>12/6/23</u>
Notes:	<u>Pen Kauer - Value is \$</u> <u>- no R.P.D. - AS</u>

3. Total Value/Sales Price of Property:

\$ Gift, FMV is 950,650.00

Deed in Lieu of Foreclosure Only (value of property): \$ _____

Transfer Tax Value: \$ 950,650.00

Real Property Transfer Tax Due: \$ 3,708.90

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

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 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: BAN// Capacity: Grantor

Signature: Signed in Counterpart Capacity: Grantee

SELLER (GRANTOR) INFORMATION (Required)

BUYER (GRANTEE) INFORMATION (Required)

Print Name: Eden Neal, Annalisa Neal & Rebecca Neal

Print Name: Lori Ann Neal

Address: 1628 W. Minden Village Loop
Minden, NV 89423

Address: 1628 W. Minden Village Loop
2731 Kayne Ave
Minden, NV 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# _____

Address: P.O. Box 1987

City: Minden State: NV Zip: 89423