DOUGLAS COUNTY, NV

KAREN L. WINTERS

Rec:\$40.00 Total:\$40.00 2023-1002976

12/06/2023 01:58 PM

Pgs=11

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, Donoe;

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.

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 abovenamed 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 day of, 2023. |
| Signed in Counterpart ANNALISA NEAL REBECCA NEAL |
| Signed in Counterpart EDEN NEAL |
| The undersigned Donee does, on this day of, 2023 hereby accept |
| Sioned in Counterpart LORIANN NEAL |
| ACKNOWLEDGMENT |
| STATE OF NEVADA) |
| COUNTY OF DOUGLAS : ss. |
| 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 |

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 abovenamed 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 the day of the day o

| Signed in Counterpart | Signed in Counterpart |
|--|---|
| ANNALISA NEAL | REBECCA NEAL |
| EDEN NEAL | |
| The undersigned Donee does, on this _ | day of, 2023 hereby accept |
| the above-described gift. | Signed in Counterpart LORI ANN NEAL |
| ACKNOW | LEDGMENT |
| STATE OF NEVADA) | |
| | SS. |
| COUNTY OF DOUGLAS) | |
| | |
| On , 2023, befo | re me, Renee J. Morris, Notary Public, personally |
| appeared LORI ANN NEAL, personally known | |

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 abovenamed 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.

| said Donee, her heirs, successors and assigns. |
|---|
| IN WITNESS WHEREOF, the Donors have executed this conveyance on the 7 day of |
| NOV , 2023. |
| , 2025. |
| |
| Signed in Counterpart |
| ANNALISA NEAL REBECCA NEAL |
| ANNALISA NEAL REDECCA NEAL |
| |
| Signed in Counterpart |
| EDEN NEAL |
| EDEN NEAL |
| The undersigned Donee does, on this day of , 2023 hereby accept |
| the above-described gift. |
| the above-described gift. |
| |
| |
| Signed in Counterpart |
| LORI ANN NEAL |
| EURI ANN NEAL |
| |
| ACKNOWLEDGMENT |
| ACKINOWEEDGWENT |
| 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 |

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 abovenamed 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 | l this conveyance on the _ | day of |
|---------------------|--------------------------|----------------------------|--------|
| , 2023. | | / / | |

Signed in Counterpart
ANNALISA NEAL

Signed in Counterpart.
REBECCA NEAL

Signed in Counterpart

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

LORI ANN NEAL

ACKNOWLEDGMENT

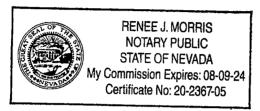
STATE OF NEVADA) : ss.
COUNTY OF DOUGLAS)

On <u>December 5</u>, 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



STATE OF NEVADA

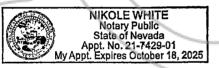
ss.

ACKNOWLEDGMENT

COUNTY OF DOUGLAS

WITNESS my hand and official seal.

Seal



ACKNOWLEDGMENT

| STATE OF NEVADA |) | | \wedge |
|---|----------------------------|--------------------|--|
| COUNTY OF DOUGLAS | : ss.) | | |
| On , 2 | 023, before me, | | , Notary |
| Public, personally appeared REBI | ECCA NEAL, personally | known to me (or | proved to me on the |
| basis of satisfactory evidence) to b | | | |
| instrument and acknowledged to r | ne that he executed the s | ame in her authori | ized capacities, and |
| that by her signature on the instru | ment the persons, or the | entity upon behalf | of which the persons |
| acted, executed the instrument. | | | |
| WITNESS my hand and o | fficial seal. | | |
| | | | |
| | | / / | |
| Seal | | | |
| | | NOTARY PUBLIC | ; |
| | ACKNOWLEDGME | NT / | |
| | ACKNOWLEDGINE | V /// | |
| STATE OF COLORADO | | | |
| annua Advise | : ss. | | |
| COUNTY OF Utams | | | • |
| On November, 7,2 | 023 hefore me (145) | mita B | an darinotary |
| Public, personally appeared ANN. | ALISA NEAL personal | v known to me (o | |
| basis of satisfactory evidence) to b | | | |
| instrument and acknowledged to r | | | |
| that by her signature on the instru | | | |
| acted, executed the instrument. | | | r |
| | | / | |
| WITNESS my hand and or | fficial seal. | \wedge | ` |
| / | | | |
| | | | \sim |
| Seal ASHMITA BHAN | NDARI | | ······································ |
| NOTART FOL | RADO I | NOTARY PUBLIC | |
| NOTARY ID 2020 | 4034183 OCTOBER 1, 2024 | / \ \ | \ \ |
| NOTARY ID 2020 MY COMMISSION EXPIRES | O(105ELT 1) | | |
| | / | | ~ |

ACKNOWLEDGMENT

| STATE OF NEVADA CALI FORM'A. | |
|---|--|
| COUNTY OF DOUGLAS- 4 Mareda) | \ \ |
| On <u>October 28¹²</u> , 2023, before me, _ Public, personally appeared REBECCA NEAL, per | sonally known to me (or proved to me on the |
| basis of satisfactory evidence) to be the person who instrument and acknowledged to me that he execute | |
| that by her signature on the instrument the persons, acted, executed the instrument. | or the entity upon behalf of which the persons |
| WITNESS my hand and official seal. | |
| D CONNORS 7 | |
| COMM. # 2313185 COMM. # 23100 D NOTARY PUBLIC - CALIFORNIA O | NOTARY PUBLIC |
| ALAMEDA COUNTY COMM. EXPIRES DEC. 19, 2023 7 ACKNOWLE | DGMENT |
| | |
| STATE OF COLORADO) | |
| COUNTY OF : ss. | |
| 2022 1 2024 | Nitro |
| On, 2023, before me, Public, personally appeared ANNALISA NEAL, pe | , Notary |
| basis of satisfactory evidence) to be the person who | |
| instrument and acknowledged to me that he execute | 1 I |
| 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. | / / |
| Williams my man comments | |
| | |
| Seal | NOTARY PUBLIC |
| | |
| | |
| \ \ \ / / | |

STATE OF NEVADA DECLARATION OF VALUE

| 1. | Assessor Parcel Number(s) | | | | | |
|---------------|--|--|--|--|--|--|
| | a) 1420-34-201-016 b) | FOR RECORDERS OPTIONAL USE ONLY | | | | |
| | c) | Document/Instrument #: | | | | |
| | d) | Book: Page: | | | | |
| 2. | Type of Property: | Date of Recording: | | | | |
| | a) ☐ Vacant Land b) √ Single Fam. Res. | Notes: | | | | |
| | c) \square Condo/Twnhse d) \square 2-4 Plex | | | | | |
| | e) \square Apt. Bldg. f) \square 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 proper | rty): \$ | | | | |
| | Transfer Tax Value: | \$ | | | | |
| | Real Property Transfer Tax Due: | \$ | | | | |
| 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, | | | | | |
| grai | ntee. | | | | | |
| 5. | Partial Interest: Percentage being transferred: 100 | % | | | | |
| prov the i | ided is correct to the best of their information and belief, an | erjury, pursuant to NRS 375.060 and NRS 375.110, that the information of can be supported by documentation if called upon to substantiate of any claimed exemption, or other determination of additional tax t 1% per month. | | | | |
| Purs | uant to NRS 375.030, the Buyer and Seller shall be jointly | and severally liable for any additional amount owed. | | | | |
| Sign | ature: Signed in Counterpart | Capacity: Grantor | | | | |
| Sign | ature: Xou Profee | Capacity: Grantee | | | | |
| SEL | LER (GRANTOR) INFORMATION (Required) | BUYER (GRANTEE) INFORMATION (Required) | | | | |
| Prin | t Name: Eden Neal, Annalisa Neal & Rebecca Neal | Print Name: Lori Ann Neal | | | | |
| Add | lress:1628 W. Minden Village Loop | Address: 1628 W. Minden Village Loop | | | | |
| Min | den, NV 89423 | 2731 KAYNO Mrc. Minden, NV 89423 | | | | |
| CON | APANY/PERSON REQUESTING RECORDING | (REQUIRED IF NOT THE SELLER OR BUYER) | | | | |
| Prin | t Name: Law Office of Karen L. Winters | Esc.# | | | | |
| Add | ress: P.O. Box 1987 | | | | | |
| City | · Mindon St | rato: NV 7in: 90/22 | | | | |

STATE OF NEVADA DECLARATION OF VALUE

| 1. | Assessor Parcel Number(s) | | | | | | |
|-------------|--|---|--|-----------------------------------|-----------------|--------------------------------|---|
| | a) 1420-34-201-016 b) | | FOR RECORDERS OPTIONAL USE ONLY | | | | |
| | c) | | | | trument #: | | ľ |
| | d) | | ŀ | Book: | | Page: | İ |
| 2. | Type of Property: | _ | | Date of Recor | ding: | | ŀ |
| | | b) √ Single Fam. Res. | | Notes: | | | |
| | c) □ Condo/Twnhsee) □ Apt. Bldg. | d) ☐ 2-4 Plex | | | | | |
| | g) \square Agricultural h) \square | | | | | | _ |
| | i) 🗆 Other | | | | | | |
| 3. | Total Value/Sales Pri | | \$_ | | <u> </u> | | |
| | Deed in Lieu of Foreclosure Only (value of property): \$ | | | | | | |
| | Transfer Tax Value: | | \$_ | |))_ | ~ | |
| | Real Property Transfer Tax Due: \$ | | | | | | |
| 4. | If Exemption Claimed | <u>d</u> : | | | | | |
| | a. Transfer Tax Exemption, per NRS 375.090, Section: 5 | | | | | | |
| | b. Explain Reason for | Exemption: This is a trans | fer from | grantee's thr | ree adult chil | dren to their mother, | |
| grai | ntee. | / / | | / | | | |
| 5. | 7 | tage being transferred: 100 | <u></u> % | | \vee | | |
| prov the | ided is correct to the best of information provided herein. | knowledges, under penalty of pe their information and belief, a Furthermore, the disallowance % of the tax due plus interest a | nd can be of any cla | supported by d aimed exemption | locumentation i | if called upon to substantiate | • |
| Purs | suant to NRS 375,030, the Bi | uyer and Seller shall be jointly | and seve | rally liable for | any additional | l amount owed. | |
| | ature: 3772C | | and the same of th | pacity: <u>Granto</u> | | | |
| Sign | ature: <u>Signed in C</u> | ounterpart | Cap | acity: <u>Grante</u> | e | | |
| <u>SEL</u> | LER (GRANTOR) INFOR | RMATION (Required) | <u>BU</u> ` | YER (GRANT | TEE) INFORA | MATION (Required) | |
| Prin | t Name: <u>Eden Neal, Anna</u> | alisa Neal & Rebecca Neal | Prin | nt Name: <u>Lor</u> | i Ann Neal | | |
| Add | lress: <u>1628 W. Minden Vil</u> | lage Loop | Add | ress: <u>4628-W</u> | | | |
| Min | den, NV 89423 | /_ / | | 273 j Ka Minden, | NV 89423 | | |
| <u>CO</u> 1 | MPANY/PERSON REQUEST | TING RECORDING | (REQUIRE | D IF NOT THE SE | ELLER OR BUYER |) | |
| Prin | t Name: Law Office of | Karen L. Winters | | | Esc.# | | |
| Add | ress: P.O. Box 198 | 7 | | | | | |
| City | :Minden | Si | tate: | NV | Zip: _ | 89423 | _ |

STATE OF NEVADA DECLARATION OF VALUE

| 1. | Assessor Parcel Number(s) | | | | | | |
|---|--|--|-------------------------------|--|-----------------------------|--|--|
| | a) 1420-34-201-016 b) c) d) | | | Instrument #: | IONAL USE ONLY | | |
| 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 | | Date of Re | | 23 on-Valve is Ø | | |
| 2 | i) Other | 0 | Gia EMV | is 050 650 00 | | | |
| 3. Total Value/Sales Price of Property: \$\frac{\text{Gift, FMV is 950,650.00}}{\text{Deed in Lieu of Foreclosure Only (value of property): \$\frac{\text{Simple of Property}}{\text{Simple of Property}}\$ | | | | | | | |
| | Transfer Tax Value: | N | <u>950,650.00</u> 3,708.90 | - | | | |
| 4 | Real Property Transfer Tax Due: | D _ | 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: 1 | <u>00 </u> | | | | | |
| prov | undersigned declares and acknowledges, under penalty of rided is correct to the best of their information and belief, information provided herein. Furthermore, the disallowar , may result in a penalty of 10% of the tax due plus interes | and can be nce of any c | e supported b laimed exem | y documentation if | called upon to substantiate | | |
| Pur | suant to NRS 375.030, the Buyer and Seller shall be join | tly and sev | erally liable | for any additional | amount owed. | | |
| Sigr | nature: RAM | Ca | pacity: <u>Gra</u> | ntor | | | |
| Sigr | nature: Signed in Counterpart | Ca | pacity: <u>Gra</u> | ntee | | | |
| <u>SEL</u> | LER (GRANTOR) INFORMATION (Required) | BL | IYER (GRA | NTEE) INFORM | ATION (Required) | | |
| Prir | nt Name: Eden Neal, Annalisa Neal & Rebecca Ne | <u>eal</u> Pr | int Name:_l | Lori Ann Neal | · | | |
| | dress:1628 W. Minden Village Loop | Ad | 2731 | W. Minden Villa Kayne Ave en, NV 89423 | | | |
| <u>co</u> | MPANY/PERSON REQUESTING RECORDING | (REQUIF | RED IF NOT TH | E SELLER OR BUYER) | | | |
| Prir | nt Name: Law Office of Karen L. Winters | | | Esc.# | | | |
| Adc | dress: P.O. Box 1987 | | | | | | |
| City | y: Minden | State: | NV | Zip: | 89423 | | |

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)