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SHAWNYNE GARREN, RECORDER E07

Natalia K. Vander Laan, Esq.

APN: 1320-29-213-045

Recording requested by:)
Robyn Melo)
1644 Lantana Drive)
Minden, NV 89423)

When recorded mail to:)
Robyn Melo)
1644 Lantana Drive)
Minden, NV 89423)

Mail tax statement to:)
Robyn Melo)
1644 Lantana Drive)
Minden, NV 89423)

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:

JAMES ANTHONY MELO and ROBYN ELIZABETH MELO, who took title as JAMES ANTHONY MELO and ROBYN ELIZABETH MELO, Trustees, or their successors in Trust, under the JAMES ANTHONY MELO AND ROBYN ELIZABETH MELO REVOCABLE LIVING TRUST, dated August 11, 2022, and any amendments thereto,

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

ROBYN ELIZABETH MELO, a married woman as her sole and separate property,

ALL their 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 73 in Block A, as shown on the Official Plat of WINHAVEN, UNIT NO. 2, PHASE A, a Planned Unit Development filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 14, 1990, in Book 990 at Page 1934, as Document No. 234654, Official Records.

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 November 18, 2022, as Document No. 2022-991764 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.

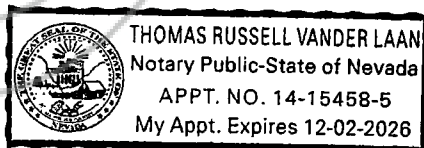
Executed on December 8, 2023, in the county of Douglas, state of Nevada.

Robyn Elizabeth Melo

 ROBYN ELIZABETH MELO, Trustee

STATE OF NEVADA)
): ss
 COUNTY OF DOUGLAS)

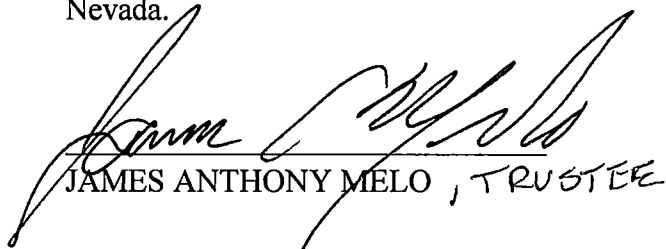
This instrument was acknowledged before me on this December 8, 2023, by ROBYN ELIZABETH MELO.



[Signature]

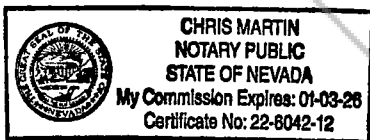
 NOTARY PUBLIC

Executed on this 8th day of December, 2023, in the county of Douglas, state of Nevada.


JAMES ANTHONY MELO, TRUSTEE

STATE OF NEVADA)
): ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on this 8th day of December, 2023, by JAMES ANTHONY MELO.




NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1320-29-213-045
- 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: <u>12/8/23</u>	
Notes: <u>Trust on 1B</u>	

- 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 Robyn Elizabeth Melo Capacity Grantor/Grantee

Signature James Anthony Melo Capacity Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: JAMES ANTHONY MELO and ROBYN ELIZABETH MELO, Trustees
Address: 1644 Lantana Drive
City: Minden
State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: ROBYN ELIZABETH MELO
Address: 1644 Lantana Drive
City: Minden
State: NV Zip: 89423

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

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