


*This document does not contain a social security number.*

  
\_\_\_\_\_  
Lisa Vaclavicek

**APN: 1420-18-214-041**

**RECORDING REQUESTED BY:**

Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Suite 860  
Reno, Nevada 89521

**AFTER RECORDING MAIL TO:**

Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Suite 860  
Reno, Nevada 89521

**MAIL TAX STATEMENT TO/GRANTEE'S ADDRESS:**

LEVI GRABOW and AMBER GRABOW, Trustees  
GRABOW REVOCABLE LIVING TRUST  
861 Coloma Dr.  
Carson City, NV 89705

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,

LEVI GRABOW and AMBER GRABOW, who took title as  
LEVI WALTER GRABOW and AMBER MARIE GRABOW,  
husband and wife as joint tenants,

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

LEVI GRABOW and AMBER GRABOW, Trustees,  
or their successors in interest, of the  
GRABOW REVOCABLE LIVING TRUST dated December 8, 2023,  
and any amendments thereto.

ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To: 1. Taxes for the Current fiscal year, paid current  
2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

It is the intent of LEVI GRABOW and AMBER GRABOW, husband and wife, and Trustors of the Grantee trust identified above, to own the interest in real property described in Exhibit "A" in the trust as their community property.

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.

WITNESS our hands, this 8th day of December, 2023.

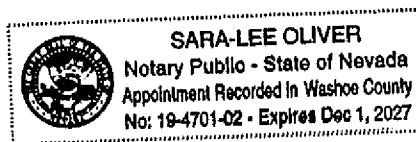
Levi Grabow  
LEVI GRABOW

Amber Grabow  
AMBER GRABOW

STATE OF NEVADA }  
COUNTY OF WASHOE } ss:

This instrument was acknowledged before me, this 8th day of December, 2023, by LEVI GRABOW and AMBER GRABOW.

Sara Lee Oliver  
Notary Public



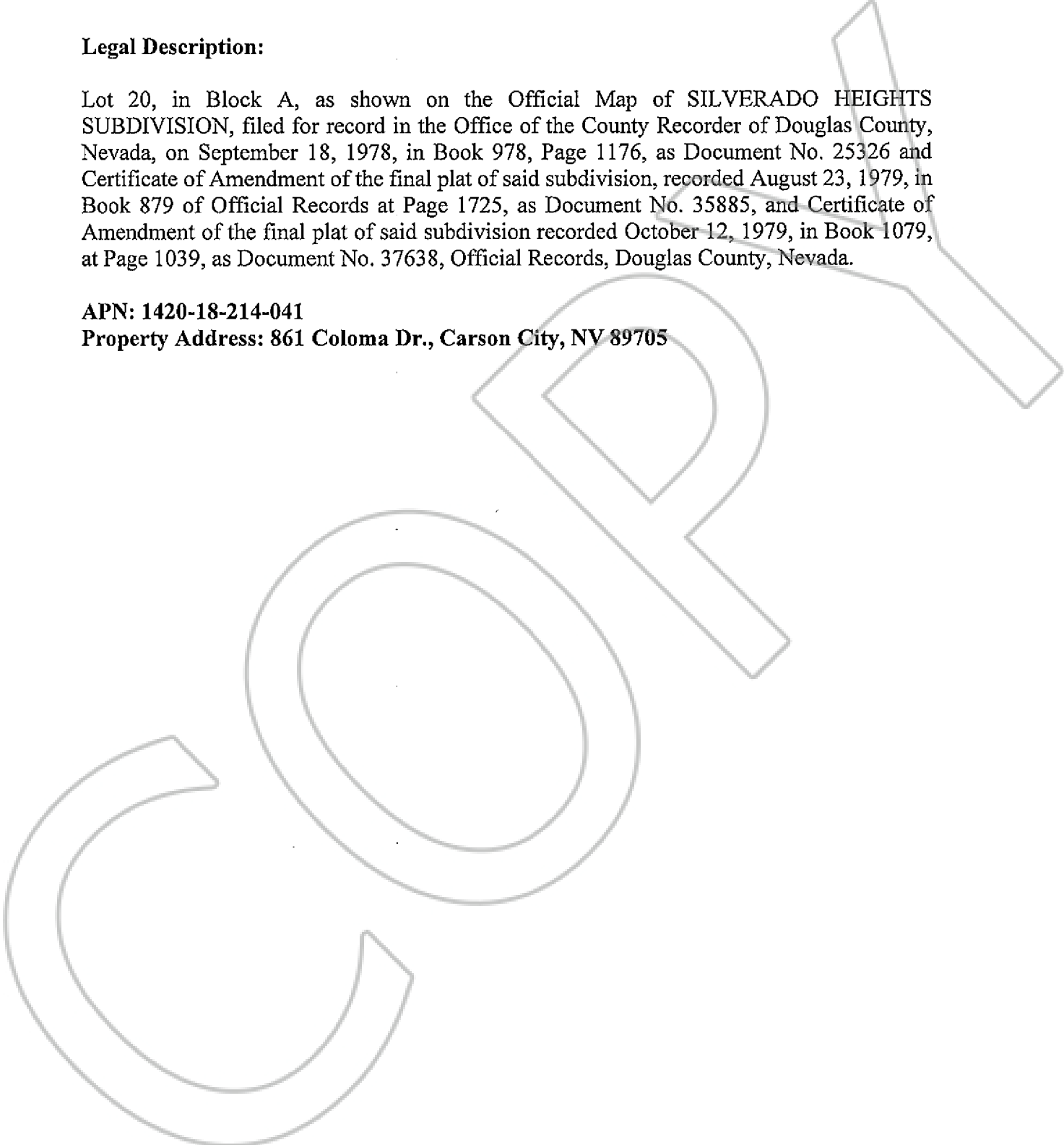
## EXHIBIT "A"

### Legal Description:

Lot 20, in Block A, as shown on the Official Map of SILVERADO HEIGHTS SUBDIVISION, filed for record in the Office of the County Recorder of Douglas County, Nevada, on September 18, 1978, in Book 978, Page 1176, as Document No. 25326 and Certificate of Amendment of the final plat of said subdivision, recorded August 23, 1979, in Book 879 of Official Records at Page 1725, as Document No. 35885, and Certificate of Amendment of the final plat of said subdivision recorded October 12, 1979, in Book 1079, at Page 1039, as Document No. 37638, Official Records, Douglas County, Nevada.

APN: 1420-18-214-041

Property Address: 861 Coloma Dr., Carson City, NV 89705



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-18-214-041  
 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: _____	
NOTES: <u>12/11/23 Trust Ok~A.B.</u>	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 0.00  
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: A transfer to/from a trust, 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 Levi Grabow Capacity Grantor  
 Signature Amber Grabow Capacity Grantor

SELLER (GRANTOR) INFORMATION  
(REQUIRED)  
LEVI GRABOW

Print Name: AMBER GRABOW  
 Address: 861 Coloma Dr.  
 City: Carson City  
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: GRABOW REVOCABLE LIVING TRUST  
 Address: 861 Coloma Dr.  
 City: Carson City  
 State: NV Zip: 89705

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

Print Name: Anderson, Dorn & Rader, Ltd. Escrow # \_\_\_\_\_  
 Address: 500 Damonte Ranch Pkwy, Suite 860  
 City: Reno State: NV Zip: 89521

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