

This document does not contain a social security number.



SHAWNYNE GARREN, RECORDER E07

Natalia K. Vander Laan, Esq.

APN: 1220-22-310-148

Recording requested by:)
Nina Stenberg)
677 Long Valley Road)
Gardnerville, NV 89460)

When recorded mail to:)
Nina Stenberg)
677 Long Valley Road)
Gardnerville, NV 89460)

Mail tax statement to:)
Nina Stenberg)
677 Long Valley Road)
Gardnerville, NV 89460)

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:

NINA STENBERG, who took title as NINA STENBERG, an unmarried woman,

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

NINA STENBERG, Trustee, or her successors in Trust, under the NINA STENBERG REVOCABLE LIVING TRUST, dated September 6, 2023, and any amendments thereto.

ALL her interest in that real property situated in the county of Douglas, state of Nevada, more particularly described below, together with all improvements, tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, and issues or profits thereof.

Legal Description:

LOT 735, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, AS DOCUMENT NO. 72456

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada, on November 18, 2016, as Document No. 2016-890957 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.

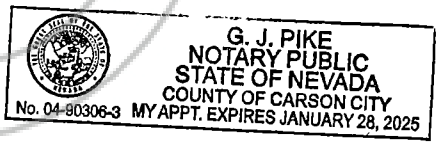
Executed on September 6, 2023, in the county of Douglas, state of Nevada.




 NINA STENBERG

STATE OF NEVADA)
): ss
 COUNTY OF DOUGLAS)

This instrument was acknowledged before me on this September 6, 2023, by NINA STENBERG.





 NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-22-310-148
 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>12/12/23</u>	
Notes: <u>Grantor's AB</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 Nina Stenberg Capacity Grantor/Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: NINA STENBERG
 Address: 677 Long Valley Road
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: NINA STENBERG, Trustee
 Address: 677 Long Valley Road
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____