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SHAWNYNE GARREN, RECORDER

E07

Natalia K. Vander Laan, Esq.

APN: 1220-09-810-007

Recording requested by: )  
Larry and Carolyn Baehr )  
1033 Tillman Lane )  
Gardnerville, NV 89460 )

When recorded mail to: )  
Larry and Carolyn Baehr )  
1033 Tillman Lane )  
Gardnerville, NV 89460 )

Mail tax statement to: )  
Larry and Carolyn Baehr )  
1033 Tillman Lane )  
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:

LARRY LEE BAEHR and CAROLYN LOUISE BAEHR, who took title as LARRY L. BAEHR and CAROLYN L. BAEHR, husband and wife as community property with rights of survivorship,

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

LARRY LEE BAEHR and CAROLYN LOUISE BAEHR, Trustees, or their successors in Trust, under the LARRY BAEHR AND CAROLYN BAEHR 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 below, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Legal Description:

Lot 244, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 31, Page 686, as Document No. 28309, and Amended Title Sheet recorded on June 4, 1965, in Book 31, Page 797, as Document No. 28377.

**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 June 25, 1997, as Document No. 0415882 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.

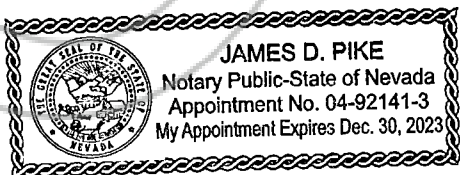
Executed on December 8, 2023, in the county of Douglas, state of Nevada.

  
 \_\_\_\_\_  
 LARRY LEE BAEHR

  
 \_\_\_\_\_  
 CAROLYN LOUISE BAEHR

STATE OF NEVADA            )  
   ): ss  
 COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on this December 8, 2023, by LARRY LEE BAEHR and CAROLYN LOUISE BAEHR.



  
 \_\_\_\_\_  
 NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1220-09-810-007
- 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>12/5/23</u>	
Notes: <u>Grantor &amp; 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 Larry Baehr Capacity Grantor/Grantee

Signature Carolyn L Baehr Capacity Grantor/Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: LARRY LEE BAEHR and CAROLYN LOUISE BAEHR  
Address: 1033 Tillman Lane  
City: Gardnerville  
State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: LARRY LEE BAEHR and CAROLYN LOUISE BAEHR, *Trustee*  
Address: 1033 Tillman Lane  
City: Gardnerville  
State: NV Zip: 89460

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_