

APN: 1420-06-310-013  
Recording Requested and Mail To:

JENNIFER MAHE, ESQ.  
MAHE LAW, LTD.  
707 N. Minnesota Street, Suite D  
Carson City, NV 89703



SHAWNYNE GARREN, RECORDER E07

Affiant's Address/Mail Tax Statements To:

Thomas C. Ediss and Tonya Y. Ediss, Trustees  
3677 Green Acre Drive  
Carson City, NV 89705

The parties executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.230.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on December 19, 2023, by and between THOMAS C. EDISS and TONYA Y. EDISS, husband and wife, as joint tenants, Grantors, and THOMAS C. EDISS and TONYA Y. EDISS, as Trustees of THE FAMILY TRUST OF THOMAS C. EDISS AND TONYA Y. EDISS, dated October 29, 1998, Grantees,

WITNESSETH:

That the Grantors, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to in hand paid by the Grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the Grantees, and to its successors and assigns, all that certain lot, piece, or parcel of land situated in the County of Douglas, State of Nevada, and more particularly described as follows:


Lot 27, as shown on the Official Map of SIERRA ESTATES, recorded in the Office of the County Recorder of Douglas County, Nevada, on September 27, 1960, in Book 1 of Maps, as Document No. 16665.

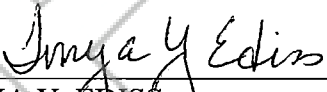
Pursuant to NRS 111.312(6), the attached legal description was previously recorded with the Douglas County Recorder's Office on March 9, 2021, as Document No. 2021-963151.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

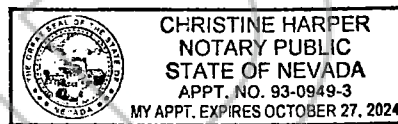
  
\_\_\_\_\_  
THOMAS C. EDISS

  
\_\_\_\_\_  
TONYA Y. EDISS

STATE OF NEVADA        )  
                                      : ss.  
CARSON CITY                )

On December 19th, 2023, personally appeared before me, a notary public, THOMAS C. EDISS and TONYA Y. EDISS, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing instrument, who acknowledged to me that they executed the foregoing Grant, Bargain and Sale Deed.

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



# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 1420-06-310-013  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

## 2. Type of Property:

- |                             |                               |  |                 |
|-----------------------------|-------------------------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land                   | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse                  | d) <input type="checkbox"/>            | 2-4 Plex        |
| e) <input type="checkbox"/> | Apt. Bldg.                    | f) <input type="checkbox"/>            | Comm'l/Ind'l    |
| g) <input type="checkbox"/> | Agricultural                  | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input type="checkbox"/> | Other: _____ (please specify) |  |                 |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>Verified Trust</u>

## 3. Total Value/Sales Price of Property:

\$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

## 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 without consideration if a certificate of trust is presented at the time of recording.

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 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 \_\_\_\_\_ Capacity Agent for Grantors  
 Signature \_\_\_\_\_ Capacity Agent for Grantees

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Thomas C. Ediss and Tonya Y. Ed  
 Address: 3677 Green Acre Drive  
 City: Carson City  
 State: NV Zip: 89705

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Thomas C. Ediss and Tonya Y. Ediss, Trustees  
 Address: 3677 Green Acre Drive  
 City: Carson City  
 State: NV Zip: 89705

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Jennifer Mahe, Esq. Escrow # \_\_\_\_\_  
 Address: 707 No. Minnesota Street, Ste D  
 City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)