

DOUGLAS COUNTY, NV

2023-1003412

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

12/27/2023 02:22 PM

U.S. DEEDS

SHAWNYNE GARREN, RECORDER

E07

ASSESSOR'S PARCEL NO. 0923-08-000-008

WHEN RECORDED MAIL TO:

JASON PINK
MEYERPINK LAW, APC
945 MORNING STAR DRIVE
SONORA, CA 95370

MAIL TAX NOTICES TO:

ERIC NAFFZIGER, TRUSTEE
SANDRA NAFFZIGER, TRUSTEE
3411 FLINT TRAIL
IONE, CA 95640

WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SANDRA NAFFZIGER, a married woman (herein, "Grantor"), whose address is 3411 Flint Trail, Ione, CA 95640, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to ERIC NAFFZIGER AND SANDRA NAFFZIGER, Trustees, or any successors in trust, under the NAFFZIGER LIVING TRUST dated 11-6-23 and any amendments thereto (herein, "Grantee"), whose address is 3411 Flint Trail, Ione, CA 95640, all of Grantor's right, title and undivided 25% interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against all lawful claims whatsoever.

Dated this 11 day of 6, 2023

GRANTOR:



SANDRA NAFFZIGER

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

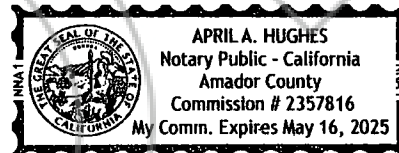
ACKNOWLEDGMENT

State of California
County of AMADOR

On NOVEMBER 6, 2023 before me, APRIL A. HUGHES, Notary Public
personally appeared SANDRA NAFFZIGER, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.




Signature April A. Hughes (Seal)

Affirmation Statement

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

Naffziger Living Trust dated
11/6/2023


ERIC NAFFZIGER, Trustee



SANDRA NAFFZIGER, Trustee
Grantee



EXHIBIT A

The following described real estate, situated in the County of Douglas, Nevada, to-wit:

The Northeast 1/4 of the Southwest 1/4 of Section 8, Township 9 North, Range 23 East., M.D.B.&M.

Per NRS 111.312, this legal description was previously recorded as Document No. 2022-988519, on August 17, 2022, in the office of the Recorder of Douglas County, Nevada.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 0923-08-000-008
 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: _____
 Notes: 12/27/23 Trust Ok~A.B.

3. Total Value/Sales Price of Property \$ 0.00
 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: Transfer to trust for no consideration

5. Partial Interest: Percentage being transferred: 25.00 %

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 [Signature] Capacity GRANTOR

Signature [Signature] Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Sandra Naffziger
 Address: 3411 Flint Trail
 City: Ione
 State: CA Zip: 95640

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Naffziger Living Trust
 Address: 3411 Flint Trail
 City: Ione
 State: CA Zip: 95640

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: U.S. Deeds, PA Escrow #: _____
 Address: 423 Lithia Pinecrest Road
 City: Brandon State: FL Zip: 33511