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SHAWNYNE GARREN, RECORDER E07

Natalia K. Vander Laan, Esq.

**APN: 1220-21-610-240**

**Recording requested by:** )  
Brian Wheat and Laura Ebel )  
710 Bluerock Road )  
Gardnerville, NV 89460 )

**When recorded mail to:** )  
Brian Wheat and Laura Ebel )  
710 Bluerock Road )  
Gardnerville, NV 89460 )

**Mail tax statement to:** )  
Brian Wheat and Laura Ebel )  
710 Bluerock 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:

BRIAN GEORGE WHEAT and LAURA JEAN EBEL, who took title as BRIAN GEORGE WHEAT and LAURA JEAN EBEL, husband and wife, as community property with right of survivorship,

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

BRIAN GEORGE WHEAT and LAURA JEAN EBEL, Trustees, or their successors in Trust, under the BRIAN WHEAT AND LAURA EBEL REVOCABLE LIVING TRUST, dated December 8, 2022, 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 416, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record in the Office of the County Recorder of Douglas County, Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512. A.P.N. 29-192-16.

**NOTE:** The above metes and bounds description appeared previously in that certain Individual Grant Deed recorded in the office of the County Recorder of Douglas County, Nevada, on February 24, 1999, as Document No. 0461810 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.

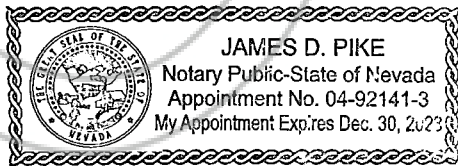
Executed on December 8, 2022, in the county of Douglas, state of Nevada.

  
 BRIAN GEORGE WHEAT

  
 LAURA JEAN EBEL

STATE OF NEVADA            )  
   ): ss  
 COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on this December 8, 2022, by BRIAN GEORGE WHEAT and LAURA JEAN EBEL.



  
 NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-21-610-240  
 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>11/11/23</u>	
Notes: <u>Trust of Brian &amp; Laura</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 Brian Wheat Capacity Grantor/Grantee  
 Signature Laura Jean Ebel Capacity Grantor/Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: BRIAN WHEAT AND LAURA EBEL  
 Address: 710 Bluerock Road  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: BRIAN WHEAT AND LAURA EBEL, Trustees  
 Address: 710 Bluerock Road  
 City: Gardnerville  
 State: NV Zip: 89460

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