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Welmerink Law, P.C.

APN: 1320-32-119-003

RPTT: \$0

RECORDING REQUESTED BY:

Welmerink Law, P.C.
9432 Double R Blvd, Suite B
Reno, NV 89521

AFTER RECORDING MAIL TO:

Welmerink Law, P.C.
9432 Double R Blvd, Suite B
Reno, NV 89521

MAIL TAX STATEMENT TO:

ROBY IAN SAFFORD and AMANDA HARKER SAFFORD, Trustees
ROBY AND AMANDA SAFFORD FAMILY TRUST
15360 Cherrywood Dr.
Reno, NV 89511

RPTT: \$0 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:

AMANDA HARKER SAFFORD, a married woman as her sole and separate property,

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

ROBY IAN SAFFORD and AMANDA HARKER SAFFORD, Trustees, or their successors in interest, of the ROBY AND AMANDA SAFFORD FAMILY TRUST dated January 18, 2023, and any amendments thereto.

ALL her interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in "Exhibit A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereto belonging in or other appertaining, and any reversions, remainders, rents, issues, or profits thereof.

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.

It is the intent of the Grantors to maintain ownership of the property subject to this Grant, Bargain, Sale Deed as the Separate Property of AMANDA HARKER SAFFORD.

This Deed was prepared without the benefit of a title search, and the description of the property was furnished by the parties. The prepared of this Deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS our hands this 18th day of January, 2023.



AMANDA HARKER SAFFORD

STATE OF NEVADA)

) ss.

COUNTY OF WASHOE)

This instrument was acknowledged before me on January 18, 2023, by AMANDA HARKER SAFFORD.

(Seal, if any)



Notary Public

EXHIBIT A

Legal Description:

A piece or parcel of land situated, lying and being in the East ½ of the Northwest ¼ of Section 32, Township 13 North, Range 20 East, M.D.B.&M., in Douglas County, Nevada, more particularly described as follows:

Beginning at a point, the Southeast corner of Lot 6, Block "A", Southeast Addition to the TOWN OF MINDEN, as shown on the official plat thereof, Filing No. 19150, Records of Douglas County, Nevada, which point is also the northwest corner of Wildrose Subdivision No. 2, as shown on the official plat thereof, Filing No. 34825, Records of Douglas County, Nevada; thence South 26°35' West, along the Western side of Second Street, a distance of 165 feet to the TRUE POINT OF BEGINNING; thence South 26°35' West, continuing along the Western side of Second Street, a distance of 85 feet to a point; thence North 63°25' West, a distance of 100 feet to a point; thence North 26°35' East, a distance of 100 feet to a point; thence South 63°35' East, a distance of 85 feet to a point; thence from a tangent which bears the last described course, curving to the right with a radius of 15 feet through an angle of 90°, an arc of 23.56 feet to the TRUE POINT OF BEGINNING.

Per NRS 111.312, this legal description was previously recorded at Document No. 0778336, Book No. 0211, Page No. 1818-19, on February 9, 2011, Official Records, Douglas County, Nevada.

APN: 1320-32-119-003

Situs: 1560 Wildrose Dr., Minden, NV 89423

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 1320-32-119-003
 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		

FOR RECORDERS OPTIONAL USE ONLY Notes: <u>1/19/23 Trust Ok~A.B.</u>

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
 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

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 [Signature] Capacity Grantor
 Signature _____ Capacity Grantor

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Roby Safford & Amanda Safford
 Address: 15360 Cherrywood Dr.
 City: Reno
 State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Roby Safford & Amanda Safford, Trustees
 Address: 15360 Cherrywood Dr.
 City: Reno
 State: NV Zip: 89511

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Welmerink Law, P.C. Escrow # _____
 Address: 9432 Double R Blvd., Suite B
 City: Reno State: NV Zip: 89521