DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00 \$40.00 Pgs=3

WELMERINK LAW, P.C.

2023-993266 01/19/2023 10:20 AM

:3

SHAWNYNE GARREN, RECORDER

E07

This document does not contain a social security number.

Welmerink Law, P.C.

APN: 1320-32-611-010

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:

ROBY IAN SAFFORD and AMANDA HARKER SAFFORD, who took title as ROBY SAFFORD and AMANDA SAFFORD, husband and wife as joint tenants

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 their 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 Community Property of ROBY IAN SAFFORD and 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.

ROBY IAN SAFFORD

AMANDA HARKER SAFFORD

STATE OF NEVADA

COUNTY OF WASHOE

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

SS.

(Seal, if any)

LUKE WELMERINK
Notary Public - State of Nevada (
Appointment No. 21-1387-02
My Appointment Expires April 21, 2025

Notary Public

EXHIBIT A

Legal Description:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 4, as shown on the map of WILDROSE SUBDIVISION, PLAT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on October 28, 1964, as Document No. 26425.

APN: 1320-32-611-010

Situs: 1515 Wildrose Dr., Gardnerville, NV 89410



STATE OF NEVADA DECLARATION OF VALUE

1 Assessor	Parcel Number (s)	\ \	
a) 1320-32-6		\ \	
·———		\ \	
		\ \	
d)	-		
2. Type of P		FOR RECORDERS OPTIONAL USE ONLY	
a) c)	Vacant Land b)	Single Fam Res. Notes: 1/19/23 Trust Ok~A.B.	
c) e)	Condo/Twnhse d) Apt. Bldg. f)] 2-4 Plex] Comm'l/Ind'l	7
g) 🗀	Apt. Bldg. f) Agricultural h)	Mobile Home	
i)	Other		
2 Total Val	uo/Salaa Briga of Brans	aut 9000	The same
3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) \$ 0.00			
Transfer T		alue of property) \$ \$	
=	erty Transfer Tax Due:	2	
rtcair iope	erty Transier Tax Due.	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
4. If Exempt	tion Claimed:		
a. Transfer Tax Exemption, per NRS 375.090, Section:7			
b. Expla	in Reason for Exemption:		
A transfe	er of title to or from a trust witho	out consideration	
5. Partial Int	erest: Percentage being	g transferred: 100 %	
and NRS 375.1 belief, and can provided herein	I10, that the information provi be supported by documentat n. Furthermore, the disallowa	es, under penalty of perjury, pursuant to NRS 375.060 vided is correct to the best of their information and ation if called upon to substantiate the information ance of any claimed exemption, or other determination y of 10% of the tax due plus interest at 1% per month.	
Pursuant to N	NRS 375.030, the Buyer ar	and Seller shall be jointly and severally liable for any	
additional an	ount owed.))	
Signature_	Mour	Capacity Grantor	
Signature_	Molett Sel	Capacity Grantor	
SELLER (G	RANTOR) INFORMATI	TION BUYER (GRANTEE) INFORMATION	
(R	EQUIRED)	(REQUIRED)	
Print Name:	Roby Safford & Amanda Saff	fford Print Name: Roby Safford & Amanda Safford, Trustees	
Address:	15360 Cherrywood Dr.	Address: 15360 Cherrywood Dr.	
City:	Reno	City: Reno	
State:	NV Zip: 89511	State: NV Zip: 89511	
<u></u>	/		
COMPANY/PERSON REQUESTING RECORDING			
the state of the s	OT THE SELLER OR BUYER)	F	
Print Name:	Welmerink Law, P.C.	Escrow_#	
Address:	9432 Double R Blvd., Suite E		
City: Reno	TO 1	State: NV Zip: 89521	