DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00

2023-993431

\$40.00

Pgs=3

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ANDERSON, DORN, & RADER, LTD.

SHAWNYNE GARREN, RECORDER

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This document does not contain a social security namber.

APN: 1220-16-510-002

RECORDING REQUESTED BY:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

MAIL TAX STATEMENT TO/ GRANTEES:

VICKIE M. MARTIN, Trustee VM MARTIN LIVING TRUST 1416 Kinglet Drive Sparks, NV 89441/

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,

VICKIE M. MARTIN, an unmarried woman as her sole and separate property,

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

VICKIE M. MARTIN, Trustee, or her successors in interest, under the VM MARTIN LIVING TRUST, dated January 25, 2023 and any amendments thereto.

ALL of 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 thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To:

- 1. Taxes for the Current fiscal year, paid current
- 2. Restrictions, Reservations, 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.

WITNESS my hand, this 25th day of January, 2023.

STATE OF NEVADA

ss:

COUNTY OF WASHOE

This instrument was acknowledged before me this 25th day of January, 2023, by VICKIE M. MARTIN.

Notary Public

SARA-LEE OLIVER
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 19-4701-02 - Expires December 1, 2023

EXHIBIT "A"

Legal Description:

LOT 405 OF GARDNERVILLE RANCHOS UNIT NO. 2, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 1, 1965 IN BOOK 1 OF MAPS, AS DOCUMENT NO. 28309, AND TITLE SHEET AMENDED ON JUNE 4, 1965, AS DOCUMENT NO. 28377.

APN: 1220-16-510-002

Property Address: 955 Tillman Lane, Gardnerville, NV



	E OF NEVADA			
DECL	ARATION OF VALUE			
1.				\wedge
	a) 1220-16-510-002			
	b)			\ \
	c)			\ \
	d)			\ \
_				\ \
2.	Type of Property:			\ \
	a) Vacant Land b) ✓ Single Fam. R	les.		\ \
	c) Condo/Twnhse d) 2-4 Plex	FO	R RECORDERS OF	PTIONAL USE ONLY
	e) Apt. Bldg f) Comm'l/Ind'l	BO	OKP	AGE
			TE OF RECORDING:_	
		NO	TES:1/25/23 Trus	st Ok≃A.B.
	i)	-		
3.	Total Value/Sales Price of Property:			
	Deed in Lieu of Foreclosure Only (value of property			
	Transfer Tax Value:		0.0	
	Real Property Transfer Tax Due:	- N	<u> </u>	00
		1		/
4,	If Exemption Claimed:		< - / /	
	a. Transfer Tax Exemption per NRS 375.090,	, Section #_		
	b. Explain Reason for Exemption: A transfer	r to/from a	trust, made without	consideration.
_	D. C. I. T. G. C. S. D. C.	400 %	/ /	
5.	Partial Interest: Percentage being transferred:	100.%		
		- N		ND 0 000 000 1 ND 0
The	e undersigned declares and acknowledges, under	penalty of	perjury, pursuant t	o NRS 375.060 and NRS
375	5.110, that the information provided is correct to	the best of	their information a	and belief, and can be
sup	ported by documentation if called upon to substa	antiate the	information provid	ed herein. Furthermore, the
	ties agree that disallowance of any claimed exen			of additional tax due, may
res	ult in a penalty of 10% of the tax due plus interes	st at 1% pe	r month.	
	_ \ \	\		
Pursua	nt to NRS 375.030, the Buyer and Seller shall be jo	ointly and s	everally liable for a	ny additional amount owed.
The state of the s	Sala Maria Ta	~.l	م ليد	Grantor
Signati	ure 1) Wall // Warly	Сарас	erry	Jiantoi
			/	
Signati	ure	Capac	erry	
/	OUT I ED COD ANTEON DIPODAGATION	т	NEWED CONSTR	E) INICODMATION
	SELLER (GRANTOR) INFORMATION		•	E) INFORMATION
	(REQUIRED)		(REQUIRE)	D)
Dulas NI	AMAN MARTIN	Drint Mar	me: VM MARTIN LIVIN	IG TRUST
The second second	ame: VICKIE M. MARTIN		1416 Kinglet Drive	
76.	s: 1416 Kinglet Drive			
City:	Sparks	-	Sparks	7:n. 90444
State: 1	NV Zip: 89441	State: N	<u> </u>	_Zip: <u>89441</u>
COMB	ANY/PERSON REQUESTING RECORDING			
	required if not the seller or buyer) ame: Anderson, Dorn & Rader, Ltd.	Escrow	, #	
	s: 500 Damonte Ranch Pkwy, Suite 860	L3010W	· "	
Address City:		IV		Zip: 89521
City.	Reno State: N (AS A PUBLIC RECORD THIS FORM	MAY BE	RECORDED/MICRO	
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