



SHAWNYNE GARREN, RECORDER

E07

A.P.N.: 1318-23-315-042

R.P.T.T.: Exempt #9

RECORDING REQUESTED BY:  
William N. Kent and Gina M. Kent,  
Trustees of the Kent Family Trust  
4705 N. Jensen Street  
Las Vegas, NV 89129

WHEN RECORDED MAIL DOCUMENT  
SAME AS ABOVE

AND TAX BILL TO:  
SAME AS ABOVE

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
William N. Kent and Gina M. Kent Trustees of the Kent Family Trust dated 4/20/2021

hereby GRANT(S) to 116 Sierra Colina Drive, LLC

the real property situates in the County of Douglas, State of Nevada, described as  
follows;

Lot 31, inclusive as set forth on the official map of Final Map for Sierra Colina, filed for record on  
August 7, 2018 as document No. 2018-917763

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.

Dated: FEB 17, 2023

Kent Family Trust dated 4/20/2021

\_\_\_\_\_  
William N. Kent, Trustee

\_\_\_\_\_  
Gina M. Kent, Trustee

**See Attached Notary Certificate**

State of Nevada )  
 )ss  
County of Douglas )

On Feb 17, 2023, before me, Kathleen Lippiatt a Notary Public,

personally appeared William N. Kent and Gina M. Kent personally known to me (or 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Kathleen Lippiatt [seal]



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-23-315-042  
 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  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust</u>	

3. Total Value/Sales Price of Property: \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( 0.00 )  
 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 LLC for no consideration  
Transfer from Trust for no 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 [Signature] Capacity GRANTOR  
 Signature [Signature] Capacity GRANTEE

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 William N. Kent and Gina M. Kent,  
 Print Name: Trustees of the Kent Family Trust  
 Address: 4705 N. Jensen Street  
 City: Las Vegas  
 State: NV Zip: 89129

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 116 Sierra Colina Drive, LLC  
 Print Name:  
 Address: 4705 N. Jensen Street  
 City: Las Vegas  
 State: NV Zip: 89129

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)

Print Name: STEVE'S DEEDS Escrow # Kent  
 Address: BOX 11506  
 City: ZEPHYR COVE State: NEVADA Zip: 89448  
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)