

APN 1419-01-701-024

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=2
HIGH SIERRA LEGAL
SHAWNYNE GARREN, RECORDER
2023-994202
02/23/2023 01:56 PM
E07

Recording requested by:
PAUL R. BURNS
ALISSA A. BURNS
3661 Cherokee Drive
Carson City, NV 89705

Mail tax statements to:
When recorded mail to:
PAUL R. BURNS
ALISSA A. BURNS
3661 Cherokee Drive
Carson City, NV 89705

GRANT, BARGAIN AND SALE DEED

For valuable consideration, the receipt of which is hereby acknowledged, we, PAUL R. BURNS and ALISSA A. BURNS, husband and wife as joint tenants with right of survivorship, (as "Grantors"), through Document No. 2014-851819 hereby grant and convey to:

PAUL R. BURNS and ALISSA A. BURNS as Trustees, or their successors in trust, under the BURNS FAMILY LIVING TRUST, dated FEBRUARY 16, 2023, (as "Grantees"), all right, title and interest in the following real property situated in the County of Douglas, State of Nevada:

LEGAL DESCRIPTION

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

Being a portion of the East 1/2 of the Southeast 1/4 of Section 1, Township 14 North, Range 19 East, M.D.B.&M., further described as follows:

Parcel C, as shown on Parcel Map for SAMUEL P. & GENEVIEVE R. KLOBAS, filed for record December 2, 1974, in Book 1274, at Page 3, as Document No. 76700, Official Records of Douglas County, State of Nevada.

Commonly Known As: 3661 Cherokee Drive, Carson City, NV 89705

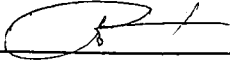
Together with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues, or profits thereof.

This conveyance is subject to the following liens and encumbrances: (1) General, special and any supplemental county taxes and assessments not delinquent; (2) covenants, conditions, restrictions, reservations, easements and rights-of-way of record, if any.

This Deed Dated this FEBRUARY 16, 2023.



PAUL R. BURNS



ALISSA A. BURNS

STATE OF NEVADA)
)ss
COUNTY OF DOUGLAS)

On FEBRUARY 16, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared PAUL R. BURNS and ALISSA A. BURNS known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the Grant, Bargain and Sale Deed, and acknowledged to me that they executed the same.

I certify under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct.

WITNESS my hand and official seal.

My Commission Expires: 12/5/23



Lindsay Wheeler, Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1419-01-701-024
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- c) Condo/Twnhse
- e) Apt. Bldg.
- g) Agricultural
- i) Other
- b) Single Fam Res.
- d) 2-4 Plex
- f) Comm'l/Ind'l
- h) Mobile Home

FOR RECORDERS OPTION USE ONLY
Notes: Verified Trust - js

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____


4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 0.00 - Exempt (7)
- b. Explain Reason for Exemption: 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  Capacity: Grantor

Signature  Capacity: Grantee/Trustee

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

PAUL R. BURNS
ALISSA A. BURNS
3661 Cherokee Drive
Carson City, NV 89705

PAUL R. BURNS, TE
ALISSA A. BURNS, TE
3661 Cherokee Drive
Carson City, NV 89705

COMPANY/PERSON REQUESTING RECORDING

(Required if not the seller or buyer)

Print Name: High Sierra Legal
 Address: PO Box 50153
 City: State: Zip: Reno, NV 89513

Escrow #

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)