



SHAWNYNE GARREN, RECORDER E07

APN: 1420-34-401-018  
RETURN RECORDED DEED TO:  
EMILY A. MEIBERT, ESQ.  
Hutchison & Steffen, PLLC  
5371 Kietzke Lane  
Reno, Nevada 89511

GRANTEE/MAIL TAX STATEMENTS TO:  
KENNETH J. ALLEN and SUE E. ALLEN, Trustees  
2608 Stewart Ave.  
Minden, Nevada 89423

The persons executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on February 27, 2023, by and between KENNETH J. ALLEN and SUE E. ALLEN, husband and wife, as joint tenants, with rights of survivorship, grantors, and KENNETH J. ALLEN and SUE E. ALLEN, Trustees of THE KENNETH AND SUE ALLEN FAMILY TRUST, DATED February 27, 2023, grantee,

WITNESSETH:

The grantors, for good and valuable consideration to them in hand paid by the grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the grantees, and to their successors and assigns, all that certain parcel of real property located in Douglas County, State of Nevada, commonly known as 2608 Stewart Ave, Minden, NV 89423, and more particularly described as follows:

Parcel 1 as set forth on the Parcel Map for Constance A. Liebherr and Joseph J. Liebherr, being portion of Lot 9, Artemisia Subdivision filed for record October 23, 1984, in Book 1084, page 2521, Document No. 109105 and amended by Certificate of Amendment recorded October 25, 1984, in Book 1084, page 2786, Document No. 109239, Official Records of Douglas County, State of Nevada.

(This legal description was previously recorded in the Official Records of the County Recorder of Douglas County, State of Nevada on January 14, 1987, as Document No. 148437)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

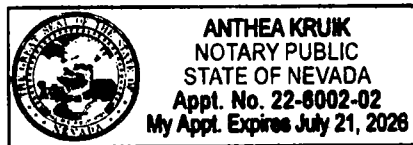
Kenneth J. Allen  
KENNETH J. ALLEN

Sue E. Allen  
SUE E. ALLEN

STATE OF NEVADA )  
                                  : ss.  
COUNTY OF WASHOE)

On February 27th, 2023, personally appeared before me, a notary public, KENNETH J. ALLEN and SUE E. ALLEN personally known (or proved) to me to be the people whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.

Anthea Krulik  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-34-401-018  
 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: \$ \_\_\_\_\_  
 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 # 7  
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.  
 5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 Attorney for Seller  
 Signature [Signature] Capacity Attorney for Buyer

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Kenneth & Sue Allen  
 Address: 2608 Stewart Ave.  
 City: Minden  
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: The Kenneth & Sue Allen Family Trust  
 Address: 2608 Stewart Ave.  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: Emily A. Mansoor, Esq. Escrow # \_\_\_\_\_  
 Address: 5371 Kitzke Ln.  
 City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)