

A. P. No. 1320-02-001-001

R.P.T.T. -0-

When recorded mail to:  
Charles Robert Heffernan, Trustee  
And Wendy Sue Heffernan, Trustee  
1617 Johnson Lane  
Minden, NV 89423



SHAWNYNE GARREN, RECORDER E07

Mail tax statements to:  
Same as above

**AFFIRMATION PURSUANT TO  
NRS 111.312(1)(2) AND 239B.030(4)**

*Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.*

DEED

THIS INDENTURE WITNESSETH: That CHARLES HEFFERNAN and WENDY HEFFERNAN, husband and wife, in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to CHARLES ROBERT HEFFERNAN and WENDY SUE HEFFERNAN, Trustees of THE CHARLES AND WENDY HEFFERNAN REVOCABLE LIVING TRUST, dated November 15, 2013 and any amendment thereto, whose address is: 1617 Johnson Lane, Minden, NV 89423, all right, title and interest in that real property situate in the County of Douglas, State of Nevada, described as follows:


The East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 13 North, Range 20 East, M.D.B.&M.

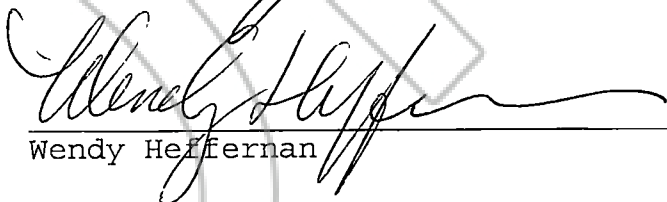
TOGETHER WITH a non-exclusive easement for road purposes as described in Joint Tenancy Deed recorded on March 8, 1972 in Book 97, Page 310 as Document No. 58086, Official Records.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT, HOWEVER, to an obligation secured by a Deed of Trust recorded November 15, 2021, as Document No. 2021-977051, Official Records, Douglas County, Nevada.

DATED March 20, 2023.

  
\_\_\_\_\_  
Charles Heffernan

  
\_\_\_\_\_  
Wendy Heffernan

STATE OF NEVADA                    )  
  ) ss  
COUNTY OF                            )

This instrument was acknowledged before me on March 20, 2023, by CHARLES HEFFERNAN and WENDY HEFFERNAN.

  
\_\_\_\_\_  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number (s)**

a) 1320-02-C01-001

**2. Type of Property:**

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

FOR RECORDERS OPTIONAL USE ONLY Notes: <u>Verified Trust</u>
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**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
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: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer. (Husband and wife to Trust)

**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 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 \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Charles Heffernan and Wendy Heffernan      Print Name: Charles Robert Heffernan and Wendy Sue Heffernan, Trustees

Address: 1617 Johnson Lane      Address: 1617 Johnson Lane  
City: Minden      City: Minden  
State: NV      Zip: 89423      State: NV      Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Offices of Otto & Jenkins      Escrow No. NA  
Address: 3748 Lakeside Drive, #101  
City: Reno      State: NA      Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)