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SHAWNYNE GARREN, RECORDER E07

Natalia K. Vander Laan, Esq.

APN: 1 022-29-3 1 0-024

Recording requested by:)
Megan Phillips)
1632 Belarra Drive)
Minden, NV 89423)

When recorded mail to:)
Megan Phillips)
1632 Belarra Drive)
Minden, NV 89423)

Mail tax statement to:)
Megan Phillips)
1632 Belarra Drive)
Minden, NV 89423)

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:

MEGAN MARIE PHILLIPS, who took title as MEGAN PHILLIPS, a single woman,

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

MEGAN MARIE PHILLIPS, Trustee, or her successors in Trust, under the MEGAN MARIE PHILLIPS REVOCABLE LIVING TRUST, dated September 14, 2022, and any amendments thereto.

ALL her interest in that real property situated in the county of Douglas, state of Nevada, more particularly described below, together with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Legal Description:

Lot 126 of TOPAZ SUBDIVISION, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on August 10, 1954, in Book I of Maps, as File No. 9774.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada, on October 18, 2018, as Document No. 2018-921118 of Official Records.

Subject to:

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

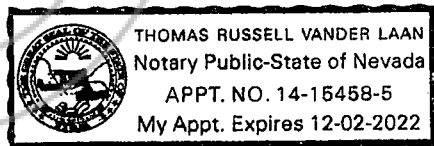
Executed on September 14, 2022, in the county of Douglas, state of Nevada.



 MEGAN MARIE PHILLIPS

STATE OF NEVADA)
): ss
 COUNTY OF DOUGLAS)

This instrument was acknowledged before me on this September 14, 2022, by MEGAN MARIE PHILLIPS.





 NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1022-29-310-024 _____
- 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
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: <u>3/24/23</u>	
Notes: <u>Grant OK r ASK</u>	

- 3. Total Value/Sales Price of Property \$ 0
- Deed in Lieu of Foreclosure Only (value of property) (0)
- Transfer Tax Value: \$ 0
- Real Property Transfer Tax Due \$ 0

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,
if the transfer is made 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 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 Megan Phillips Capacity Grantor/Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: MEGAN MARIE PHILLIPS
 Address: 1632 Belarra Drive
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: MEGAN MARIE PHILLIPS, Trustee
 Address: 1632 Belarra Drive
 City: Minden
 State: NV Zip: 89423

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____