

This document does not contain a social security number.



SHAWNYNE GARREN, RECORDER E07

Natalia K. Vander Laan, Esq.

APN: 1320-33-713-017

Recording requested by: )  
Troy Phillips )  
1313 E Aylesbury Court )  
Gardnerville, NV 89410 )

When recorded mail to: )  
Troy Phillips )  
1313 E Aylesbury Court )  
Gardnerville, NV 89410 )

Mail tax statement to: )  
Troy Phillips )  
1313 E Aylesbury Court )  
Gardnerville, NV 89410 )

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:

TROY EVERETT PHILLIPS and MEGAN MARIE PHILLIPS, who took title as TROY EVERETT PHILLIPS and MEGAN MARIE PHILLIPS, Trustees of THE PHILLIPS FAMILY TRUST dated December 15<sup>th</sup>, 2015,

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

TROY EVERETT PHILLIPS, Trustee, or his successors in Trust, under the TROY EVERETT PHILLIPS REVOCABLE LIVING TRUST, dated September 14, 2022, and any amendments thereto,

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

Legal Description:

Lot 59, Block D, as set forth on Final Subdivision Map No. 1006-5 for Chichester Estates, Phase 5 filed in the office of the County Recorder of Douglas County, Nevada and recorded April 9, 1999 in Book 499, Page 1900, as Document No. 465394.

**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 December 15, 2015, as Document No. 2015-874095 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.

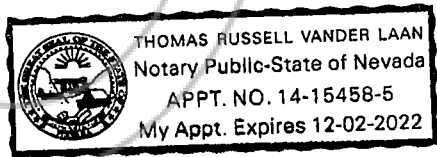
Executed on September 14, 2022, in the county of Douglas, state of Nevada.

  
 \_\_\_\_\_  
 TROY EVERETT PHILLIPS

  
 \_\_\_\_\_  
 MEGAN MARIE PHILLIPS

STATE OF NEVADA        )  
                                   ): ss  
 COUNTY OF DOUGLAS    )

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



  
 \_\_\_\_\_  
 NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-33-713-017  
 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>Must be AR</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 [Signature] Capacity Grantor/Grantee

Signature [Signature] Capacity Grantor

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Megan and Troy Phillips, Trustees  
 Address: 1313 E Aylesbury Court  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Troy Everett Phillips, Trustee  
 Address: 1313 E Aylesbury Court  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_