

APN# 1420-34-401-026

Recording Requested by/Mail to:

Name: John and Louella Novak

Address: 2611 Clapham Lane

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: John and Louella Novak

Address: 2611 Clapham Lane

City/State/Zip: Minden, NV 89423



00166688202309953800050051

SHAWNYNE GARREN, RECORDER

E07

Grant, Bargain and Sale Deed

Title of Document (required)


------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)



Signature

Joan E. Neuffer, Esq.

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

APN: 1420-34-401-026

When Recorded Mail To:

John and Louella Novak
2611 Clapham Lane
Minden, NV 89423

Mail Tax Statements To:

John and Louella Novak
2611 Clapham Lane
Minden, NV 89423

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That John Edmond Novak and Louella Evelyn Novak, GRANTORS and husband and wife, residing at 2611 Clapham Lane, Minden, Nevada 89423, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to GRANTEES, John Edmond Novak and Louella Evelyn Novak, Trustees of the John and Louella Novak Living Trust, dated April 6, 2023, as amended, and to the successor trustees, heirs, and assigns of such GRANTEE(S) forever, all that real property situated in the County of Douglas, State of Nevada, commonly known as 2611 Clapham Lane, Minden, Nevada 89423 and more particularly described as follows:

PARCEL 2, AS SET FORTH ON PARCEL MAP FOR CLEO S. KUYPER FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON NOVEMBER 1, 2005, IN BOOK 1105, PAGE 159, DOCUMENT NO. 659440, OFFICIAL RECORDS.

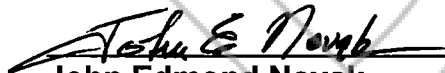
APN: 1420-34-401-026

Subject to:

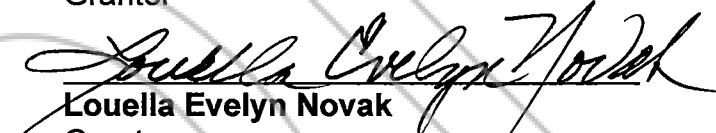
1. All general and special taxes for the current fiscal year
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents this 6th day of April, 2023.



John Edmond Novak
Grantor




Louella Evelyn Novak
Grantor

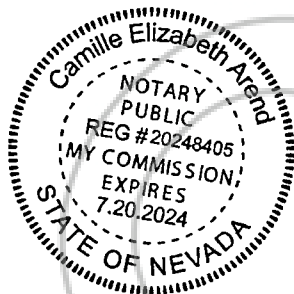
STATE OF NEVADA)
): ss.
COUNTY OF DOUGLAS)

On April 6, 2023, before me, Camille E. Arend, personally appeared JOHN EDMOND NOVAK and LOUELLA EVELYN NOVAK, personally known to me, or proven to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or entities upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Camille E. Arend, Notary



STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1420-34-401-026
 - 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>Trust Verified - BC</u>	

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

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # (7)
 - b. Explain Reason for Exemption: transfer of home to living trust NO 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 John E Novak Capacity owner
John Edmond Novak

Signature Louella Evelyn Novak Capacity owner
Louella Evelyn Novak

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

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

Print Name: John and Louella Novak
Address: 2611 Clapham Lane
City: Minden
State: NV Zip: 89423

Print Name: John and Louella Novak, Trusteed of the
John and Louella Novak Living Trust, dated April 6,
2023, as amended
Address: 2611 Clapham Lane

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

City: Minden
State: NV Zip: 89423

Print Name: D'TERRA LAW, LLC Escrow # _____
Address: 1692 County Road, Suite C
City: Minden State: NV Zip: 89423