DOUGLAS COUNTY, NV

2023-995506

RPTT:\$0.00 Rec:\$40.00 \$40.00

Pgs=3

04/12/2023 02:09 PM

ANDERSON, DORN, & RADER, LTD.

SHAWNYNE GARREN, RECORDER

E07

This document does not contain a social

security number.

APN: 1220-15-410-019

RECORDING REQUESTED BY:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

MAIL TAX STATEMENT TO/ GRANTEES:

LINDA A. HARDY, Trustee HARDY LIVING TRUST P.O. Box 117 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,

LINDA A. HARDY, who took title as LINDA ANNE HARDY, an unmarried woman,

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

LINDA A. HARDY, Trustee, or her successors in interest, of the HARDY LIVING TRUST dated March 16, 2023, and any amendments thereto.

ALL of her interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To:

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

WITNESS my hand, this 6th day of April, 2023.

STATE OF NEVADA

ss:

COUNTY OF WASHOE

Douglas'

This instrument was acknowledged before me this 6th day of April, 2023, by LINDA A. HARDY.

Notary Public

REBECCA M. CONT! Notary Public - State of Nevada

Appointment Recorded in Washoe County No: 21-8175-02 - Expires May 21, 2025

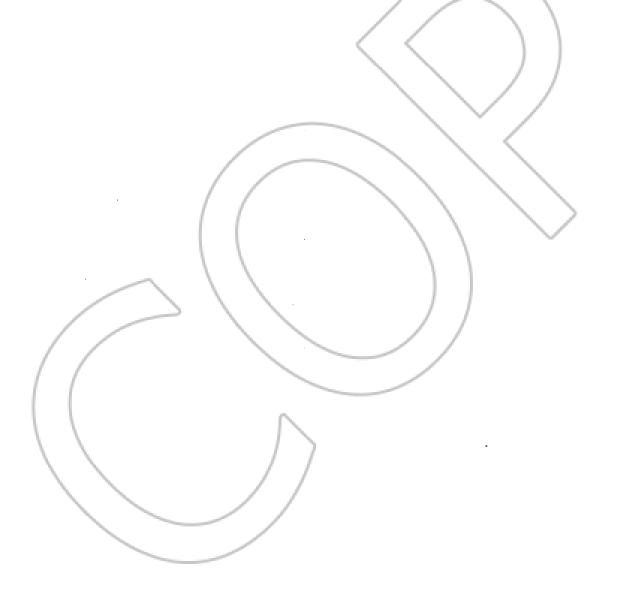
EXHIBIT "A"

Legal Description:

Lot 9, Block N, as said lot and block are shown on the Official Map of GARDNERVILLE RANCHOS, UNIT NO. 4, filed in the Office of the County Recorder, Douglas County, State of Nevada, on April 10, 1967, in Map Book 1, Page 55, as Document No. 35914.

APN: 1220-15-410-019

Property Address: 1437 Langley Drive, Gardnerville, NV 89460



STATE OF NEVADA	
DECLARATION OF VALUE	
1. Assessor Parcel Number(s)	^
a) 1220-15-410-019	
b)	\ \
c)	\ \
d)	\ \
	\ \
2. Type of Property:	\ \
a) Vacant Land b) ✓ Single Fam. R	es.
c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'l	BOOKPAGE DATE OF RECORDING:
	DATE OF RECORDING:
	NOTES: Trust Verified - BC
i)	
Total Value/Sales Price of Property:	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Deed in Lieu of Foreclosure Only (value of property	
Transfer Tax Value:	\$ <u>0.00</u>
Real Property Transfer Tax Due:	\$ 0.00
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090	, Section #
b. Explain Reason for Exemption: A transfe	r to/from a trust, made without consideration.
5. Partial Interest: Percentage being transferred:	<u>100</u> %
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 subst	antiate the information provided herein. Furthermore, the
parties agree that disallowance of any claimed exen	nption, or other determination of additional tax due, may
result in a penalty of 10% of the tax due plus intere	st at 1% per month.
Pursuant to NRS 375.030, the Buyer and Seller shall be jo	ointly and severally liable for any additional amount owed.
	Cuantan
Signature Linea a- Chardy	Capacity Grantor
Signature	Capacity Grantor
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: LINDA A. HARDY	Print Name: HARDY LIVING TRUST
Address: P.O. Box 117	Address: P.O. Box 117
City: Gardnerville	City: Gardnerville
State: NV Zip: 89410	State: NV Zip: 89410
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	
Print Name: Anderson, Dorn & Rader, Ltd.	Escrow #
Address: 500 Damonte Ranch Pkwy, Suite 860	
City: Reno State: N	V Zip: <u>89521</u>
(AS A PUBLIC RECORD THIS FORM	MAY BE RECORDED/MICROFILMED)