

DOUGLAS COUNTY, NV

2023-995879

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

04/24/2023 01:14 PM

LAW OFFICE OF TYLER H. FAIR

SHAWNYNE GARREN, RECORDER

E07

Recording Requested By:

When Recorded Mail To:

Tyler H. Fair, Esq.
3141 US Hwy. 50, Ste. B-1
South Lake Tahoe, CA
96150

Mail Tax Statements To:

JED M. GAINES
HEATHER R. GAINES
808 Buckskin Ct.
Gardnerville, NV 89410

INDIVIDUAL GRANT DEED

Parcel Number: 1221-18-401-003

The undersigned grantors declare:

Documentary transfer tax is \$ -0-, Not Pursuant to a Sale. There is no sale involved in this transfer. This conveyance transfers the grantors' interest into their revocable living trust pursuant to Revenue and Taxation Code §11930.

This is a transfer under section 62 of the Revenue and Taxation Code as a transfer to a revocable trust.

and for no consideration,

JED M. GAINES and HEATHER R. GAINES, husband and wife, as joint tenants with right of survivorship, hereby grants to

JED M. GAINES and HEATHER R. GAINES, Trustees of the JED M. GAINES and HEATHER R. GAINES Revocable Trust, created under that certain declaration of trust dated April 21, 2023,

the following described real property in the County of Douglas, State of Nevada:

ALL THAT PORTION OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 21 EAST, M.D.B. AND M., DOUGLAS COUNTY, STATE OF NEVADA, FURTHER DESCRIBED AS FOLLOWS:

PARCEL A AS SET FORTH ON PARCEL MAP NO. 1 OF RUHENSTROTH ESTATES, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JANUARY 23, 1992 IN BOOK 192, PAGE 2747, AS DOCUMENT NO. 269400.

PARCEL ID NUMBER: 1221-18-401-003

PROPERTY COMMONLY KNOWN AS: 808 BUCKSKIN CT, GARDNERVILLE, NV 89410

Dated: 04/21/2023


JED M. GAINES

Dated: 04/21/2023


HEATHER R. GAINES

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of El Dorado)

On 04/21/2023, before me, Candace L. Fair, notary public, personally appeared

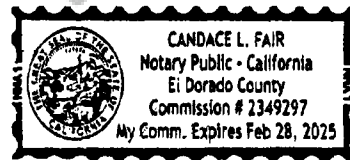
JED M. GAINES and HEATHER R. GAINES, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Colorado that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Candace L. Fair
(Notary Signature)

(Seal)



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1221-18-401-003
 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>Verified Trust - js</u>	

3. Total Value/Sales Price of Property: \$ \$0.00
 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: Grantor's transfer to revocable trust without consideration

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 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 375.039, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity _____ Agent _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jed M. Gaines and Heather R. Gaines
 Address: 808 Buckskin Ct.
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Jed M. Gaines and Heather R. Gaines, Trustees
 Address: 808 Buckskin Ct.
 City: Gardnerville
 State: NV Zip: 89401

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Tyler Fair, Esq. Escrow # _____
 Address: 3141 US Hwy. 50, Ste. B-1
 City: South Lake Tahoe State: California Zip: 96150

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)