

APN: 1420-18-114-013  
RETURN RECORDED DEED TO:  
CINDY Z. SHI, ESQ.  
ALLISON MacKENZIE, LTD.  
P.O. Box 646  
Carson City, NV 89702



SHAWNYNE GARREN, RECORDER E07

GRANTEE/MAIL TAX STATEMENTS TO:  
Harry George Dent  
812 Overview Ct.  
Carson City, NV 89705

The persons executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on April 20, 2023, by and between HARRY GEORGE DENT, a single man, grantor, and HARRY GEORGE DENT, Trustee of THE HARRY GEORGE DENT FAMILY TRUST, grantee,

WITNESSETH:

The grantor, for good and valuable consideration to his in hand paid by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantee, and to his successors and assigns, all that certain parcel of real property located in Douglas County, State of Nevada, and more particularly described as follows:

Lot 46, in Block D, as shown on Final Map #1011-2C VALLEY VISTA ESTATES 2, PHASE 2C, filed for record in the office of the Douglas County Recorder, State of Nevada, on September 21, 2001, in Book 901, Page 4969, as Document No. 523258, Official Records.

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(Pursuant to NRS 111.312 this legal description was previously recorded on February 21, 2020, as Document Number 2020-942553, Official Records of Douglas County, Nevada.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.


IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.

  
\_\_\_\_\_  
HARRY GEORGE DENT

STATE OF NEVADA        )  
                                  : ss.  
CARSON CITY            )

On April 20, 2023, personally appeared before me, a notary public, HARRY GEORGE DENT, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that he executed the foregoing document.



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

State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

- a) 1420-18-114-013
b)

2. Type of Property:

- a) Vacant Land b) Single Family Res.
c) Condo/Townhouse d) 2-4 Plex
e) Apartment Bldg. f) Comm'l/Ind'l
g) Agricultural h) Mobile Home
i) Other

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #:
Book: Page:
Date of Recording:
Notes: Verified Trust - A

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$
Transfer Tax Value: \$
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 a trust without consideration if a certificate of trust is presented at the time of transfer. See Affidavit of Certification of Trust.

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 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 Capacity Agent
Signature Capacity Agent

SELLER (GRANTOR) INFORMATION REQUIRED

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name: Harry George Dent Address: 812 Overview Court City: Carson City State: NV Zip: 89705
Print Name: Harry George Dent, Trustee Address: 812 Overview Court City: Carson City State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow #
Address: 402 North Division Street, P.O. Box 646
City: Carson City State: NV Zip: 89702