

APN: 1420-34-510-035



00167756202309962800030034

**RECORDING REQUESTED BY and  
AFTER RECORDING MAIL THIS DOCUMENT TO:**

Merrill Andrew Hanson, Esq.  
SULLIVAN LAW  
1625 State Route 88, Suite 401  
Minden, NV 89423

SHAWNYNE GARREN, RECORDER

E07

**MAIL TAX STATEMENTS TO GRANTEE:**

Phillip James Tucker and  
Yolanda Cecelia Tucker, Trustees  
2779 Pamela Place  
Minden, NV 89423

We the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. *(Per NRS 239B.030)*

**GRANT DEED**

For no consideration, Phillip J. Tucker and Yolanda C. Tucker, husband and wife as joint tenants

Hereby GRANT to Phillip James Tucker and Yolanda Cecelia Tucker, Trustees of the Tucker Family Trust dated May 4, 2023, and as community property

all that real property situated in the County of Douglas, State of Nevada, specifically described as follows:

Lot 80, Block 3, as set forth on the Final Subdivision Map LDA #01-069 for BRAMWELL HOMESTEAD filed for record in the office of the Douglas County Recorder, on August 12, 2002, in Book 0802, at Page 3324, as Document No. 0549307, of Official Records.

TOGETHER with all and singular the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Commonly known as: 2779 Pamela Place, Minden, NV 89423

The undersigned Grantors declare:

**Documentary transfer tax is \$0.00.** No consideration given. This conveyance transfers the Grantors' interest to the trustees of their revocable living trust.

Dated: May 4, 2023.

*Phillip J. Tucker*

Phillip J. Tucker  
also known as Phillip James Tucker

*Yolanda C. Tucker*

Yolanda C. Tucker  
also known as Yolanda Cecelia Tucker

**ACKNOWLEDGEMENT**

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 Nevada )

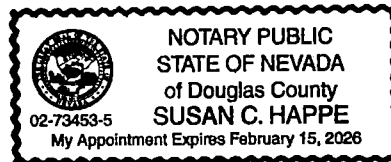
County of Douglas )

On May 4, 2023, before me, Susan C. Happe, a notary public, personally appeared Phillip J. Tucker, also known as Phillip James Tucker, and Yolanda C. Tucker, also known as Yolanda Cecelia Tucker, 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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Susan C. Happe*  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-34-510-035  
 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: 5/6/23 Just the 1st  
 NOTES: \_\_\_\_\_

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \$0.00

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

Signature Phillip J. Tucker Capacity \_\_\_\_\_ Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee

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

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

Print Name: Phillip J. Tucher and Yolanda C. Tucker  
 Address: 2779 Pamela Place  
 City: Minden  
 State: NV Zip: 89423

Print Name: Phillip James Tucker & Yolanda Cecelia Tucker, Ttees  
 Address: 2779 Pamela Place  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Merrill A. Hanson, Esq., Sullivan Law Escrow # \_\_\_\_\_

Address: 1625 State Route 88, Ste. 401

City: Minden State: NV Zip: 89423

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