



SHAWNYNE GARREN, RECORDER E07

**APN: 1420-35-310-003**

**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

**MAIL TAX STATEMENTS TO GRANTEE:**

Timothy A. Cleveland and  
Michelle L. Cleveland, Trustees  
1609 Downs Court  
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, Timothy A. Cleveland and Michelle L. Cleveland, husband and wife as joint tenants with right of survivorship

Hereby GRANT to Timothy A. Cleveland and Michelle L. Cleveland, Trustees of the Cleveland Family Trust dated May 18, 2023, as community property

the following real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain real property situated in the City of Minden, County of Douglas, State of Nevada, described as follows:

Lot 3 in Block A as set forth on the Final Subdivision Map FSM #94-04-01 for SKYLINE RANCH PHASE I filed for record with the Douglas County Recorder on May 11, 2001 in Book 501 of Official Records, Page 3298 as Document No. 514006.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Commonly known as: 1609 Downs Court, 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 18, 2023.



TIMOTHY A. CLEVELAND



MICHELLE L. CLEVELAND

**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 )

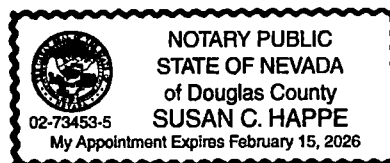
On May 18, 2023, before me, Susan C. Happe, a notary public, personally appeared TIMOTHY A. CLEVELAND and MICHELLE L. CLEVELAND, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same 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.



NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-35-310-003  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust - J</u>	

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 [Signature] Capacity \_\_\_\_\_ Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee

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

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

Print Name: Timothy A. Cleveland & Michelle L. Cleveland  
 Address: 1609 Downs Court  
 City: Minden  
 State: NV Zip: 89423

Print Name: Timothy A. Cleveland & Michelle L. Cleveland, Trustees  
 Address: 1609 Downs Court  
 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)