

DOUGLAS COUNTY, NV

2023-997429

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

06/12/2023 01:37 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

E07

APN: 1220-24-201-025
R.P.T.T.: \$0.00
Escrow No.: 23034306-DC
When Recorded Return To:
Ryan Philips and Melanie Philips
1869 Sorrel Lane
Gardnerville, NV 89410

Mail Tax Statements to:
Ryan Philips and Melanie Philips
1869 Sorrel Lane
Gardnerville, NV 89410

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ryan Philips and Melanie Philips, husband and wife, as joint tenants with right of survivorship

do(es) hereby Grant, Bargain, Sell and Convey to

Ryan Philips and Melanie Philips, Trustees of The Philips Family Trust dated January 27, 2022

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 6 day of June, 2023.

Ryan Philips
Ryan Philips

Melanie Philips
Melanie Philips

STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on this 6 day of June, 2023, by Ryan Philips and Melanie Philips.

D. Clark
Notary Public

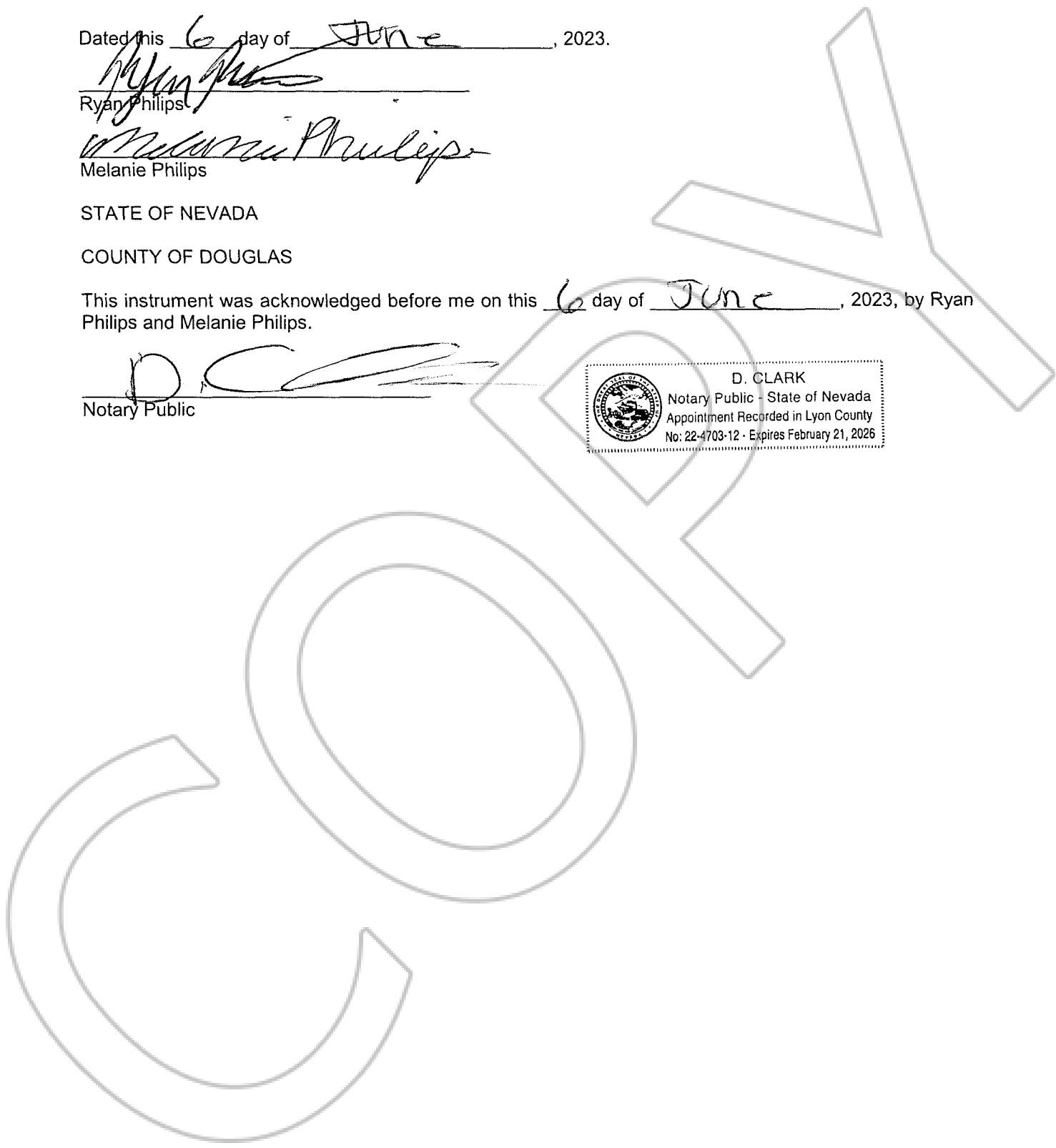
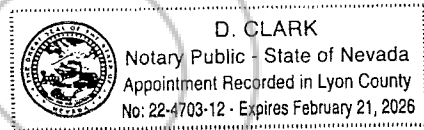
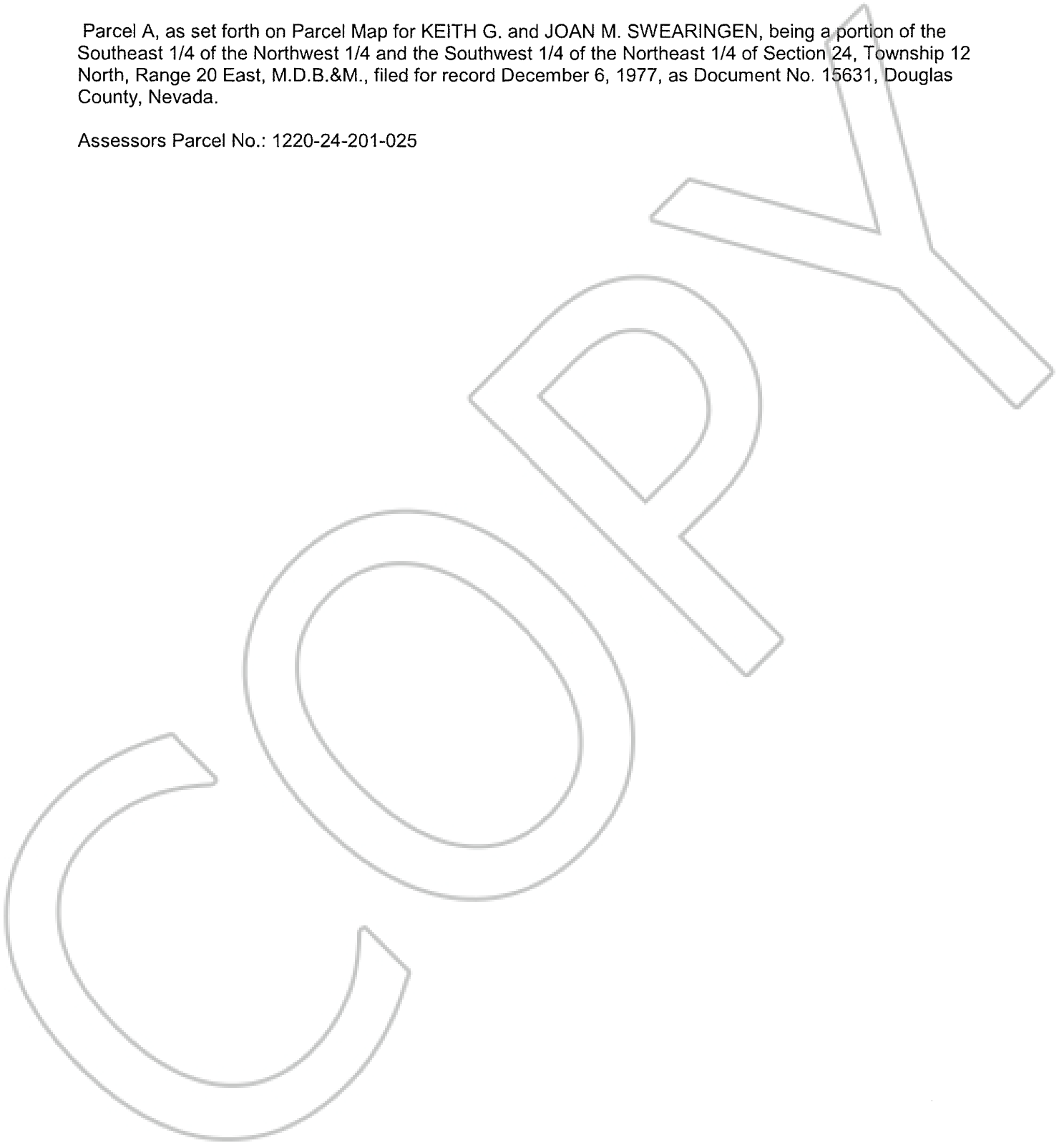


EXHIBIT "A"

Parcel A, as set forth on Parcel Map for KEITH G. and JOAN M. SWEARINGEN, being a portion of the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B.&M., filed for record December 6, 1977, as Document No. 15631, Douglas County, Nevada.

Assessors Parcel No.: 1220-24-201-025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-24-201-025
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	<u>Verified Trust - js</u>

3. a. Total Value/Sale Price of Property: \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value: \$ _____
 d. 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: Transferring into Trust WITHOUT CONSIDERATION
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: [Signature] Capacity: Escrow officer
 Signature: _____ Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ryan Philips and Melanie Philips, husband and wife, as joint tenants with right of survivorship
 Address: 1869 Sorrel Lane
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ryan Philips and Melanie Philips, Trustees of The Philips Family Trust dated January 27, 2022
 Address: 1869 Sorrel Lane
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 23034306-DC
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703