

A.P.N. 1420-07-711-022



SHAWNYNE GARREN, RECORDER E07

**Recording Requested by  
and Return to:**

Jason C. Morris, Esq.  
Woodburn and Wedge  
P.O. Box 2311  
Reno, NV 89505

**Send Tax Statements to Grantee:**  
Priscilla Louise Wilson Living Trust  
Priscilla Louise Wilson, Trustee  
1031 Mica Drive  
Carson City, NV 89705

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**GRANT, BARGAIN AND SALE DEED**

THIS GRANT, BARGAIN AND SALE DEED is made by and between **Priscilla Louise Wilson** (hereinafter referred to as "Grantor"), and **Priscilla Louise Wilson, as Trustee of the Priscilla Louise Wilson Living Trust dated June 9, 2023** (hereinafter referred to as "Grantee").

**WITNESSETH:**

**WHEREAS**, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to her in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN and SELL unto the Grantee and to its successors and assigns forever, all the right, title and interest in that certain real property situate, lying and being in Douglas County, Nevada, and more particularly described as follows:

**LOT 8, IN BLOCK G, OF SUNRIDGE UNIT NO. 1-A, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON APRIL 15, 1988, IN BOOK 488, PAGE 1638, AS FILE NO. 176220.**

**Commonly known as: 1031 Mica Drive  
Carson City, NV 89705**

**TOGETHER WITH** the appurtenances and all rents, issues and profits thereof, and all right, title and interest of the Grantor therein or thereto, or which she may hereafter acquire.

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the Grantee and its successors and assigns forever.

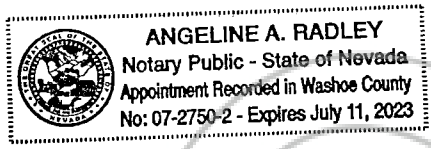
IN WITNESS WHEREOF, Grantor has executed these presents on this 9 day of June, 2023.

GRANTOR: Priscilla Louise Wilson  
Priscilla Louise Wilson

*Notary Acknowledgment*

STATE OF NEVADA        )  
                                  ) SS:  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on this 9th day of June, 2023, by Priscilla Louise Wilson.



Angeline A Radley  
Notary Public

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1420-07-711-022  
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: <u>6/15/23</u>	
NOTES: <u>Grant to a AB</u>	

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

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section # 7  
b. Explain Reason for Exemption: Conveyance to revocable living trust without consideration.

5. Partial Interest: Percentage being transferred: 100 %

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 Angel Radley Capacity Legal Assistant

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

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

Print Name: Priscilla Louise Wilson  
Address: 1031 Mica Drive  
City: Carson City  
State: NV Zip: 89705

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

Priscilla Louise Wilson, as Trustee of the Priscilla  
Print Name: Louise Wilson Living Trust dated June 9, 2023  
Address: 1031 Mica Drive  
City: Carson City  
State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Woodburn & Wedge; Jason C. Morris, Esq. Escrow # n/a  
Address: PO Box 2311  
City: Reno State: NV Zip: 89505

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