

DOUGLAS COUNTY, NV

2023-997828

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

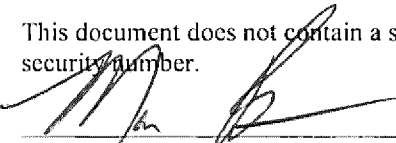
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ANDERSON, DORN, & RADER, LTD.

SHAWNYNE GARREN, RECORDER

E07

This document does not contain a social security number.

  
Anderson, Dorn & Rader, Ltd.

APN: 1121-35-002-047

**RECORDING REQUESTED BY:**

Bryce L. Rader, Esq.  
Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Suite 860  
Reno, Nevada 89521

**AFTER RECORDING MAIL TO:**

Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Suite 860  
Reno, Nevada 89521

**MAIL TAX STATEMENT TO:**

Mary Fowles, Trustee  
2939 Devenpeck Drive  
Gardnerville, NV 89410

RPTT: \$0.00 Exempt (7) - A transfer of title to/from a trust, without consideration.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT,

Mary Fowles, Trustee of the  
JOSPEH & MARY FOWLES FOWLES LIVING TRUST, dated May 13, 2004,

For NO consideration, does hereby Grant, Bargain, Sell and Convey unto:

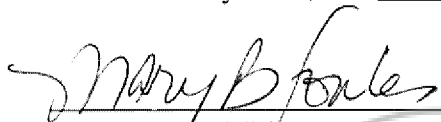
An undivided 44% interest to  
Mary Fowles, Trustee, or her successors in trust,  
of the FAMILY TRUST, under the  
JOSPEH & MARY FOWLES LIVING TRUST, dated May 13, 2004.

ALL that real property situated in the County of Washoe, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To: 1. Taxes for the Current fiscal year, paid current  
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

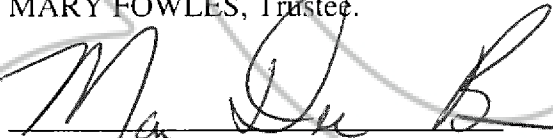
This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.


WITNESS my hand, this 22 day of June, 2023.

  
\_\_\_\_\_  
MARY FOWLES, Trustee

STATE OF NEVADA        )  
  )ss:  
COUNTY OF WASHOE    )

This instrument was acknowledged before me, this 22 day of JUNE, 2023, by MARY FOWLES, Trustee.

  
\_\_\_\_\_  
Notary Public

 MONICA DEE BERNARD  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 22-8024-02 - Expires December 17, 2025

## **EXHIBIT "A"**

### **Legal Description:**

BEING A PORTION OF THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B. AND M., FURTHER DESCRIBED AS FOLLOWS:

PARCEL A OF PARCEL MAP NO. 2 FOR DON E. MEIER AND GAIL A. MEIER, RECORDED JUNE 13, 1979, IN BOOK 679, PAGE 939, AS DOCUMENT NO. 33464, DOUGLAS COUNTY OFFICIAL RECORDS.

Per NRS 111.312- The Legal Description above appeared previously in that Grant, Bargain, Sale Deed recorded on November 12, 2021, as Document No. 2021-976888 in Douglas County Records, Douglas County, Nevada.

**APN: 1121-35-002-047**

**Property Address: 2939 Devenpeck Drive, Gardnerville, NV 89410**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1121-35-002-047  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex                    |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input type="checkbox"/> Comm'l/Ind'l                |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home                 |
| <input type="checkbox"/> Other           |   |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - js</u>	

- 3.a. Total Value/Sales Price of Property \$ 0  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ 0  
 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: Transfer of title to/from a trust without consideration. Certificate of Trust attached.

5. Partial Interest: Percentage being transferred: 44 %

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: Representative

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

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

Print Name: Mary Fowles, Trustee  
 Address: 2939 Devenpeck Drive  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: Mary Fowles, Trustee  
 Address: 2939 Devenpeck Drive  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: Anderson, Dorn & Rader, Ltd.  
 Address: 500 Damonte Ranch Parkway, Ste 860  
 City: Reno

Escrow # \_\_\_\_\_  
 State: NV Zip: 89521

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED