

APN: 1320-32-211-003

When Recorded, Mail to
Creative Planning Legal
5454 W 110th Street
Overland Park, KS 66211

Mail tax statements to:
Patrick Sean Rozman & Tammy Lynn Rozman, Tr.
1513 Deseret Drive
Minden, NV 89423

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=2
CREATIVE PLANNING LEGAL, PA
SHAWNYNE GARREN, RECORDER
2023-997889
06/23/2023 03:09 PM
E07

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Patrick Sean Rozman and Tammy Lynn Rozman**, husband and wife as joint tenants, do hereby GRANT, BARGAIN, SELL AND CONVEY TO:

“Patrick Sean Rozman and Tammy Lynn Rozman, Trustees of the Rozman Trust dated June First, 2023, and any amendments thereto.”

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

LOT 6 OF DESERET UNIT 1, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON APRIL 17, 1972, AS FILE NO. 58855

The legal description was included in the Grant Bargain and Sale Deed recorded by the County Recorder of Douglas County Nevada, Doc # 2017-903043 on August 23, 2017.

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

Subject to:

1. All special and general taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights of way and Easements now of record.

IN WITNESS WHEREOF, this instrument has been executed on this First day of June, 2023


PATRICK SEAN ROZMAN


TAMMY LYNN ROZMAN

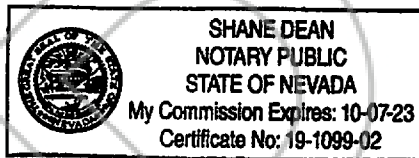
STATE OF Nevada)
) ss.
COUNTY OF Washoe)

On this First day of June, 2023 before me the undersigned, a Notary Public in and for the said County of Washoe State of Nevada, personally appeared **Patrick Sean Rozman and Tammy Lynn Rozman**, personally know to me (or 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 capacity, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



NOTARY PUBLIC



COPIES

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1320-32-211-003
- 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 |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>Verified Trust - js</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: Transfer without consideration to a Revocable Trust

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 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 *Patrick Rozman* Capacity *Paralegal*
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Patrick & Tammy Rozman
 Address: 1513 Deseret Drive
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Rozman Trust dated June 1, 2023
 Address: 1513 Deseret Drive
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Creative Planning Legal Escrow # _____
 Address: 5454 W. 110th Street
 City: Overland Park State: KS Zip: 66211