

APN# 1219-03-002-058

Recording Requested by/Mail to:

Name: Michael P. Hamsch, Esq.

Address: PO Box 4848

City/State/Zip: Stateline, NV 89449

Mail Tax Statements to:

Name: Shaun C. Thomas, Sr.

Address: 1232 Jones Ranch Road

City/State/Zip: Gardnerville, NV 89460



SHAWNYNE GARREN, RECORDER

E07

TRUST TRANSFER DEED

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

ROLLSTON, HENDERSON & JOHNSON, LTD.
295 U. S. Highway 50, Suite 14
PO Box 4848
Stateline, Nevada 89448

Attn: MICHAEL P. HAMBSCH

A.P.N. 1219-03-002-058

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUST TRANSFER DEED

The undersigned Grantor, **SHAUN COLE THOMAS, SR.**, declares under penalty of perjury under the laws of the State of Nevada that the following is true and correct:

Documentary transfer tax is \$ NONE. This conveyance transfers an interest into a Revocable Living Trust, without consideration. NRS 375.090(7).

GRANTOR: SHAUN COLE THOMAS, SR., a widower, hereby GRANTS to:

GRANTEE: SHAUN C. THOMAS, SR., as Trustee of the SHAUN C. THOMAS, SR. FAMILY TRUST dated June 22, 2023, all that real property situated in an area in Douglas County, Nevada, known as Gardnerville, Nevada, and more fully described in EXHIBIT A attached hereto and incorporated herein as though fully set forth. Common address is 1232 Jones Ranch Road, Gardnerville, Nevada 89460.

Dated: June 22, 2023



SHAUN COLE THOMAS, SR.

EXHIBIT A

LOT 3, AS SHOWN ON THE OFFICIAL MAP OF JONES RANCH ACRES, RECORDED JULY 5, 1979, IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 34026, AND CERTIFICATE OF AMENDMENT, RECORDED JUNE 18, 1981, IN BOOK 681, PAGE 1628, DOCUMENT NO. 57434.

Subject to

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

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

APN 1219-03-002-058

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.

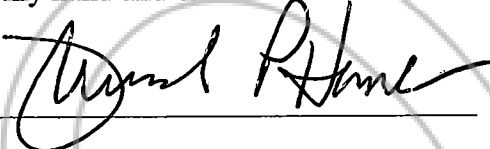
STATE OF NEVADA)

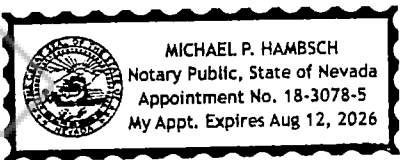
COUNTY OF DOUGLAS)

On June 22, 2023, before me, MICHAEL P. HAMBSCH, Notary Public, personally appeared SHAUN COLE THOMAS, SR., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature  (Seal)



**MAIL TAX STATEMENTS TO:
SHAUN C. THOMAS, SR., 1232 Jones Ranch Road, Gardnerville, NV 89460**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1219-03-002-058
- 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 - JT</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: This conveyance transfers an interest into a revocable living trust, without consideration, per NRS 375.090 (7)

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 [Signature] Capacity Seller
 Signature [Signature] Capacity Buyer/Trustee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: SHAUN C. THOMAS, SR.
 Address: 1232 Jones Ranch Road
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: SHAUN C. THOMAS, SR., Trustee
 Address: 1232 Jones Ranch Road
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: MICHAEL P. HAMBSCH Escrow # n/a
 Address: PO Box 4848
 City: Statlina State: NV Zip: 89449