

DOUGLAS COUNTY, NV

2023-997988

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

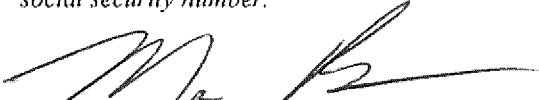
06/26/2023 04:05 PM

ANDERSON, DORN, & RADER, LTD.

SHAWNYNE GARREN, RECORDER

E03

*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

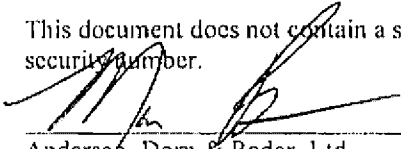
TITLE OF DOCUMENT: GRANT, BARGAIN, SALE DEED

This deed is being re-recorded to correct the trust name. It was originally recorded as
DOC #2023-997828 on June 22, 2023.

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=3
ANDERSON, DORN, & RADER, LTD.
SHAWNYNE GARREN, RECORDER

2023-997828
06/22/2023 01:56 PM
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.
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Reno, Nevada 89521

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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

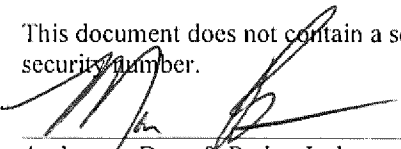
THIS INDENTURE WITNESSETH THAT,

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.

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
~~JOSEPH & MARY FOWLES FOWLES~~ LIVING TRUST, dated May 13, 2004,
JOSEPH

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

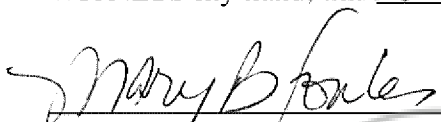
An undivided 44% interest to
Mary Fowles, Trustee, or her successors in trust,
of the FAMILY TRUST, under the
~~JOSEPH & MARY FOWLES LIVING TRUST~~, dated May 13, 2004.
JOSEPH

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.

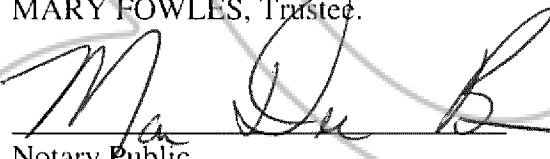
WITNESS my hand, this 22 day of June, 2023.



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>Doc# 997828</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 3
 b. Explain Reason for Exemption: Record/Correction to correct the trust name.

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