

APN: 1320-29-710-031

R.P.T.T.: \$0.0

Exempt: (NRS 375.090, Section 7) -

RECORDING REQUESTED BY:

Sherrie A. Frizelle
1131 Tussocks Trail
Minden, NV 89423

AFTER RECORDING MAIL TO:

Sherrie A. Frizelle
1131 Tussocks Trail
Minden, NV 89423

MAIL TAX STATEMENT TO:

Sherrie A. Frizelle
1131 Tussocks Trail
Minden, NV 89423



00169944202309981590040044

SHAWNYNE GARREN, RECORDER

E07

I/We the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for the recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

GRANT, BARGAIN AND SALE DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT,

SHERRIE DOHRN, a single woman

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to:

SHERRIE A. FRIZELLE, as Trustee of
SEAS THE LIFE 2023 LIVING TRUST,

UAD June 27, 2023 and any amendments thereto.

ALL of their interest in the real property situated in the City of Minden, County of Douglas State of Nevada, more particularly described in EXHIBIT "A", attached hereto and incorporated herein, together with all and singular tenements, hereditaments, and appurtenances thereunto belongings or in anywise appertaining, and any reversions, remainders, rents, issues profits thereof.

- SUBJECT TO: 1. Taxes for the current fiscal year, paid current.
2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record if any

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The parties have approved the preparation of this deed and assume all liability whatsoever to the accuracy of the legal description and/or the status of the title to the property.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

WITNESS my hand(s), this 27th day of June, 2023



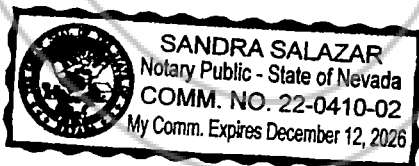
SHERRIE DOHRN

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on this 27th day of June, 2023,

by: SHERRIE DOHRN

(Notary Stamp)



NOTARY PUBLIC

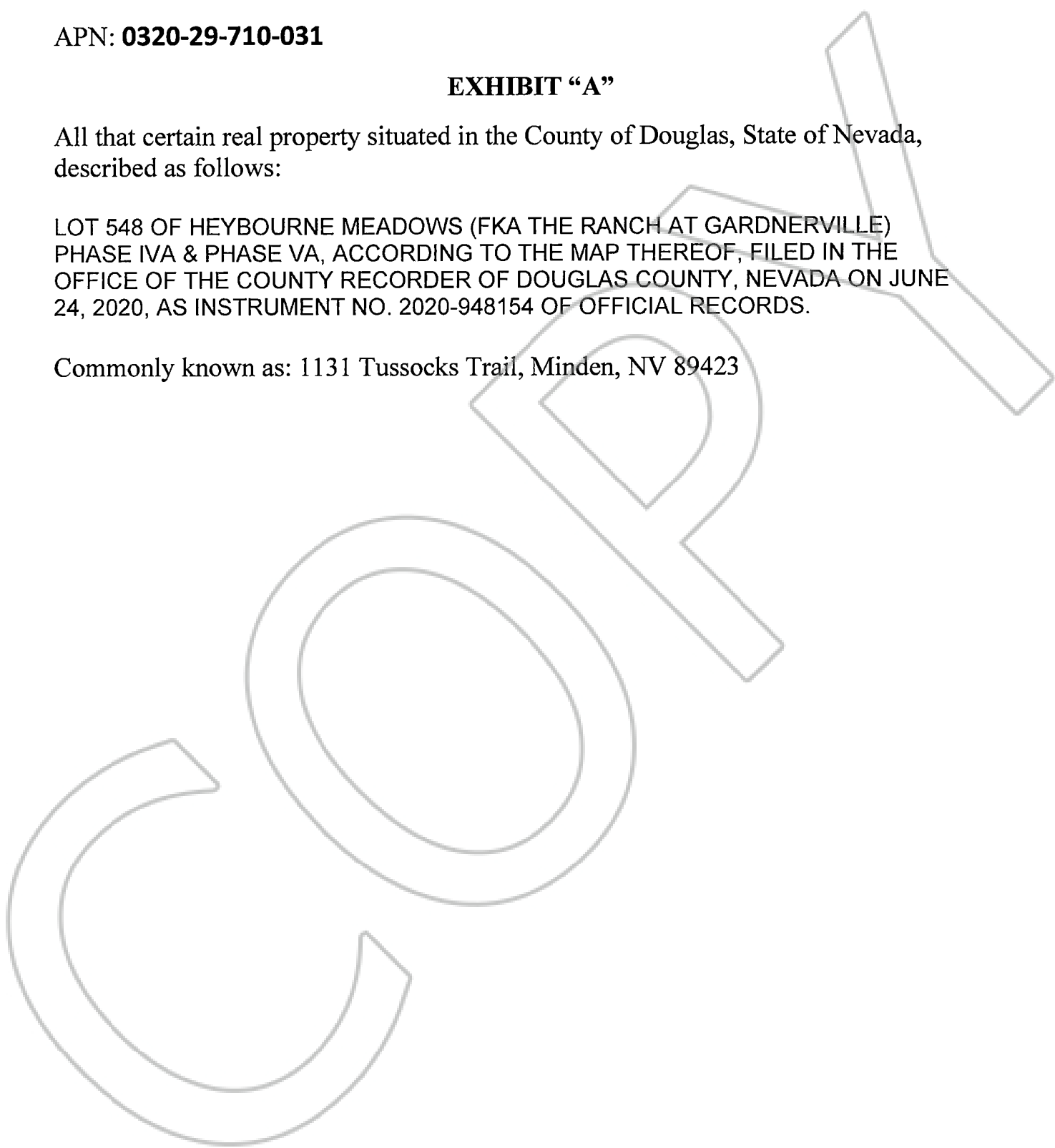
APN: **0320-29-710-031**

EXHIBIT "A"

All that certain real property situated in the County of Douglas, State of Nevada,
described as follows:

LOT 548 OF HEYBOURNE MEADOWS (FKA THE RANCH AT GARDNERVILLE)
PHASE IVA & PHASE VA, ACCORDING TO THE MAP THEREOF, FILED IN THE
OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JUNE
24, 2020, AS INSTRUMENT NO. 2020-948154 OF OFFICIAL RECORDS.

Commonly known as: 1131 Tussocks Trail, Minden, NV 89423



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 1320-29-710-031
 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 - JD</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:	\$

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption: Transfer to 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 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 Grantor/Grantee
 Signature [Signature] Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Sherrie Dohrn
 Address: 1131 Tussocks Trail
 City: Minden
 State: NV Zip: 89423

(REQUIRED)
 Print Name: SEAS THE LIFE 2023 LIVING TRUST uad June 27, 2023
 Address: 1131 Tussocks Trail
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Sherrie A. Frizelle Escrow # _____
 Address: 1131 Tussocks Trail
 City: Minden State: NV Zip: 89423