

DOUGLAS COUNTY, NV

**2023-998395**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3


**07/11/2023 12:55 PM**

ANDERSON, DORN, & RADER, LTD.

SHAWNYNE GARREN, RECORDER

E07

This document does not contain a social security number.

  
Lisa Vaclavek

**APN: 1220-16-510-039**

**RECORDING REQUESTED BY:**

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/GRANTEE:**

BRAD R. BULLION, Trustee  
BRAD R. BULLION TRUST  
957 Starlight Court  
Gardnerville, NV 89460

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT,

BRAD R. BULLION, a single man,

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

BRAD R. BULLION, Trustee, or his successors in interest,  
under the BRAD R. BULLION TRUST,  
dated June 12, 2023, and any amendments thereto.

ALL of his interest in that real property situated in the County of Douglas, 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, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

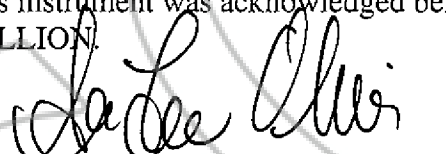
This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS my hand, this June 12, 2023.

  
BRAD R. BULLION

STATE OF NEVADA                    }  
  } ss:  
COUNTY OF WASHOE                }

This instrument was acknowledged before me on June 12, 2023, by BRAD R. BULLION.

  
Notary Public



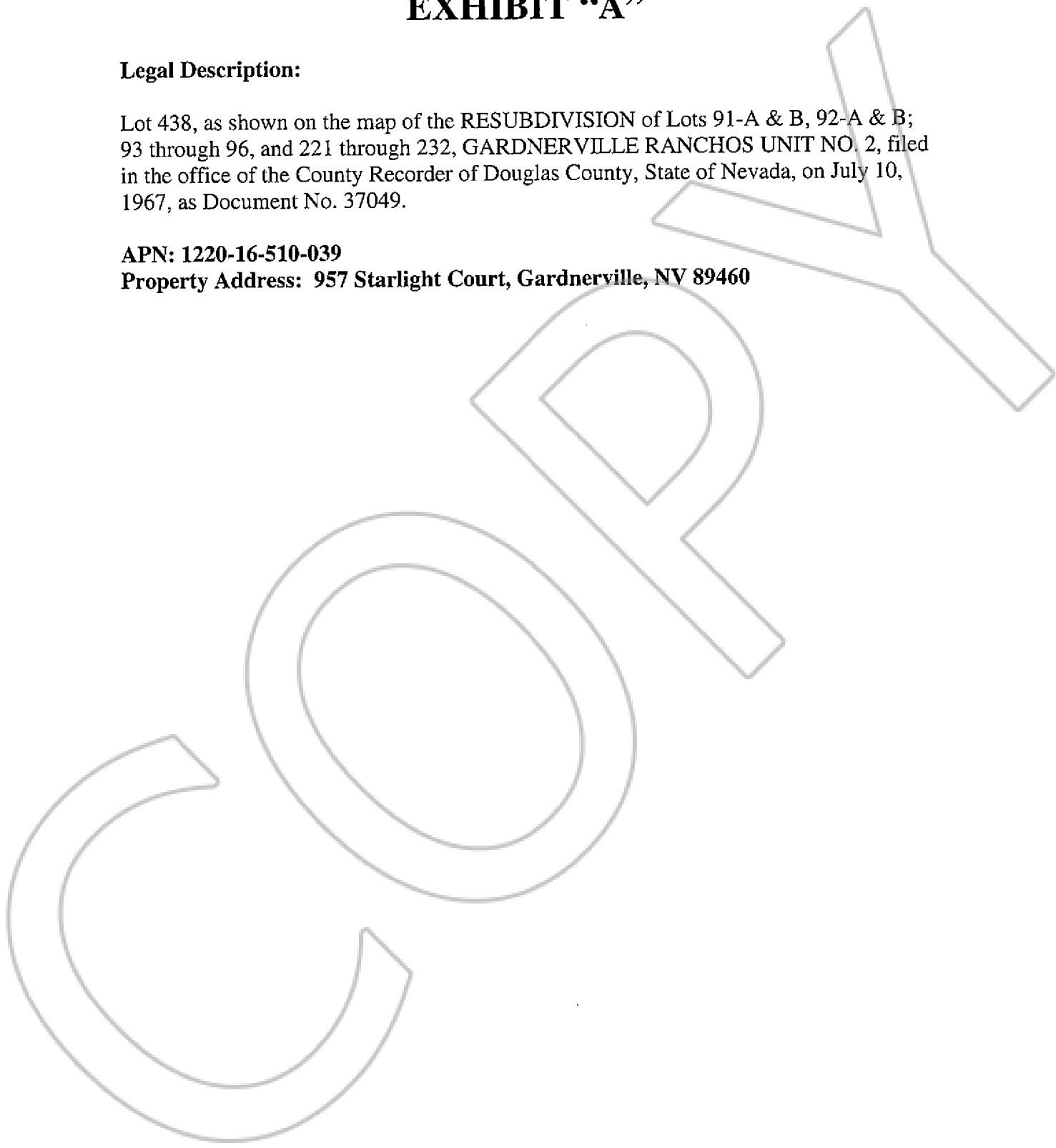
## **EXHIBIT "A"**

### **Legal Description:**

Lot 438, as shown on the map of the RESUBDIVISION of Lots 91-A & B, 92-A & B; 93 through 96, and 221 through 232, GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 10, 1967, as Document No. 37049.

**APN: 1220-16-510-039**

**Property Address: 957 Starlight Court, Gardnerville, NV 89460**



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-16-510-039  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land    b)  Single Fam. Res.  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg    f)  Comm'l/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust - js</u>	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ 0.00  
 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: A transfer to/from a trust, made 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 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 \_\_\_\_\_ Grantor

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: BRAD R. BULLION  
 Address: 957 Starlight Court  
 City: Gardnerville  
 State: NV Zip: 89460

Print Name: BRAD R. BULLION TRUST  
 Address: 957 Starlight Court  
 City: Gardnerville  
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Anderson, Dorn & Rader, Ltd. Escrow # \_\_\_\_\_  
 Address: 500 Damonte Ranch Pkwy, Suite 860  
 City: Reno State: NV Zip: 89521

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)