

APN: 1420-28-701-052



SHAWNYNE GARREN, RECORDER E07

After Recording Mail to:

Diane M. Mugford
1308 Saratoga St.
Minden, NV 89423

Mail Tax Statements to:

Same as above

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, this GRANT DEED is made and entered into this 17th day of July, 2023, by and between DIANE M. MUGFORD, Trustee of the Diane M. Mugford Irrevocable Trust dated August 9, 2019, Grantor, and DIANE M. MUGFORD, a widow, Grantee;

Grantor hereby grants, transfers, and conveys unto the said Grantee, that certain piece and parcel of real property situated in the State of Nevada, County of Douglas, described as follows:

A parcel of land located in the Northwest 1/4 of the Southeast 1/4 of Section 28, Township 14 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, more particularly described as follows:

Commencing at the center of Section 28, proceed South 0 08' West, 981.87 feet along the quarter section line, which is also the centerline of Vicky Lane, an 80 foot county road, to a point; thence North 89 54' East, 288.18 feet, to the true point of beginning, which is the Northwest corner of the parcel; continue thence North 89 54' East, 123.94 feet to the Northeast corner of the parcel; thence South 0 08' West, 339.69 feet to the Southeast corner of the parcel; thence South 89 54', 123.94 feet along the Northerly right of way line of Saratoga Drive, to the Southwest corner of the parcel; thence North 0 08' East, 339.60 feet to the true point of beginning.

Per NRS 111.312, this metes and bounds legal No.0673822 was previously recorded on May 1, 2006, in Book 0506, Page 0253 of Official Records of Douglas County, Nevada.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-28-701-052
- 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	
Document/Instrument #:	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	<u>Verified Trust - A</u>

3. Total Value/Sales Price of Property:

\$ -0-

Deed in Lieu of Foreclosure Only (value of property):

\$ -0-

Transfer Tax Value:

\$ -0-

Real Property Transfer Tax Due:

\$ -0-

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 7

b. Explain Reason for Exemption: This is a transfer from Grantor's trust, without consideration, and the Certificate of Trust is being presented herewith

5. Partial Interest: Percentage being transferred: _____%

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: Diane M. Mugford

Capacity: Grantor

Signature: Diane M. Mugford

Capacity: Grantee

SELLER (GRANTOR) INFORMATION (Required)

BUYER (GRANTEE) INFORMATION (Required)

Print Name: Diane M. Mugford

Print Name: Diane M. Mugford

Address: 1308 Saratoga St.

Address: 1308 Saratoga St.

City/State/Zip: Minden, NV 89423

City/State/Zip: Minden, NV 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# _____

Address: P.O. Box 1987

City: Minden State: NV Zip: 89423