

DOUGLAS COUNTY, NV

2023-998838

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

07/25/2023 08:10 AM

GREGORY J. MORRIS, LTD.

SHAWNYNE GARREN, RECORDER

E07

APN: 1221-05-001-073

**RECORDING REQUESTED BY
AND RETURN TO:**

Morris Estate Planning Attorneys
3333 E. Serene Ave., Ste. 200
Henderson, NV 89074

**MAIL FUTURE TAX
STATEMENTS TO:**

Mr. Kenneth J. Hansen
1321 Cal Court
Gardnerville, NV 89410

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That KENNETH J. HANSEN, a single man, without consideration, does hereby Grant, Bargain, Sell and Convey to KENNETH J. HANSEN, Trustee of the KENNETH J. HANSEN LIVING TRUST dated July 14, 2023, as amended, or restated, or his successors, all of his right, title and interest in that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

LOT FORTY-FOUR (44) OF FISH SPRINGS ESTATES, ACCORDING TO THE MAP THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON AUGUST 30, 1973, IN BOOK 873, PAGE 1006 AS DOCUMENT NO. 68451.

COMMONLY KNOWN AS: 1321 CAL COURT, GARDNERVILLE, NV 89140

GRANTEE'S ADDRESS: Mr. Kenneth J. Hansen, 1321 Cal Court, Gardnerville, NV 89410

SUBJECT TO: Powers of Trustee as referenced in NRS 163.023 - 163.410.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.


Witness his hand on July 14, 2023.



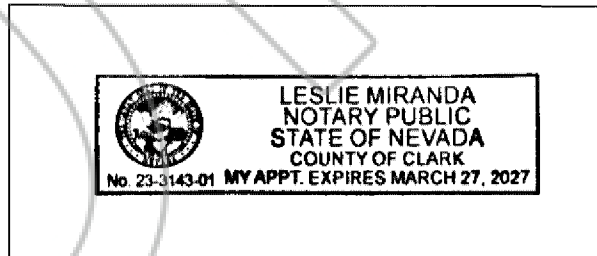
KENNETH J. HANSEN

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On July 14, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared KENNETH J. HANSEN, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same. WITNESS my hand and official seal.



NOTARY PUBLIC



Notary Stamp

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1221-05-001-073
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - js</u>	

- 3.a. Total Value Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: Transfer without consideration to or from a Trust.

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 Kenneth Hansen Capacity: Grantor
 Signature Kenneth Hansen Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Kenneth J. Hansen
 Address: 1321 Cal Court
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Kenneth J Hansen Living Trust
 Address: 1321 Cal Court
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Gregory J. Morris, Ltd. Escrow # _____
 Address: 3333 E. Serene Ave., Ste. 200
 City: Henderson State: NV Zip: 89074