

A.P.N. No.: 1420-07-723-030 )  
R.P.T.T. 0.00 )  
RECORDING REQUESTED BY: )  
DARRELL R. RICHARDS, Tee )  
MAIL TAX STATEMENTS TO: and )  
MAIL TAX STATEMENTS TO: )  
Darrell R. Richards, Tee )  
3441 West Garden St. )  
Carson City, NV 89705 )



SHAWNYNE GARREN, RECORDER E07

**WARRANTY DEED**

FOR NO CONSIDERATION and for transfer to a revocable living trust, Darrell R. Richards, as Grantor does hereby Grant and Convey, with general warranty covenants, to DARRELL R. RICHARDS as Trustee of the DARRELL R. RICHARDS TRUST Dated March 5, 2023, as Grantee, of said property and at said address, as sole tenants, the following described property:

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

Lot 4, as shown on the Final Map PD-05-002 for PHASE II OF THE COTTAGES AT INDIAN HILLS A PLANNED UNIT DEVELOPMENT, filed for record in the office of the Douglas County Recorder, State of Nevada, on July 9, 2018 as Document No. 2018-916559, Official Records, and Amended Plat of PHASE 2 OF THE COTTAGES AT INDIAN HILLS A PLANNED UNTI DEVELOPMENT, filed for record in the office of the Douglas County Recorder, State of Nevada, on September 22, 2021 as Document No. 2021-974385, Official Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.


Dated this 28 day of July, 2023.

  
DARRELL R. RICHARDS

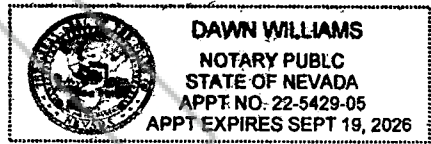
ACKNOWLEDGMENT

STATE OF NEVADA }  
                                  }  
COUNTY OF DOUGLAS }

This instrument was acknowledged before me on the 28 day of July, 2023  
By: Darrell R. Richards

Signature:   
Notary Public

Commission Expires: 9/19/26



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-07-723-030  
 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 \_\_\_\_\_

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

3. Total Value/Sales Price of Property: \$385,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 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 into a revocable trust where the transferor is t and Trustee of the Trust. The Transferee resides in the property. NO CONSIDERATION

5. Partial Interest: Percentage being transferred: 100.00%

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 [Signature] Capacity \_\_\_\_\_ Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Darrell R Richards  
 Address: 3441 West Garden St  
 City: Carson City  
 State: NV Zip: 89705

Print Name: Darrell R Richards, Trustee  
 Address: 3441 West Garden St  
 City: Carson City  
 State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING  
(required if not the seller or buyer)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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