



SHAWNYNE GARREN, RECORDER E07

Recording requested by and ]  
When Recorded mail and ]  
send tax statements to: ]

Tristan Gerra ]  
~~220 Canyon Circle PO BOX 7172-279~~ ]  
~~Lakeridge, NV 89448~~ ]  
STATELINE, NV 89449 ]  
TG ]

**GRANT DEED**

APN: 1418-34-112-015

The undersigned Grantor declares:

This transfer is exempt from transfer tax as a  
transfer of title to or from a trust without  
consideration if a certificate of trust is  
presented at the time of transfer.

Section NRS 375.090(7)

**\*\*TRANSFER INTO OR OUT OF LIVING TRUST\*\***

FOR NO CONSIDERATION, TRISTAN GERRA, a single man, with a 100%  
ownership interest, currently holding title in fee simple (Grantor), does hereby grant to  
TRISTAN GERRA, Trustee of the Tristan Gerra Revocable Trust dated June 20, 2020  
(Grantee) the real property commonly known as 220 Canyon Circle, Lakeridge, NV 89448,  
situated in the unincorporated area of Douglas County, State of Nevada, and described as  
follows, together with all improvements located thereon:

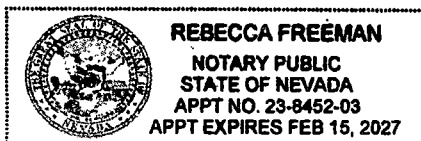
Lot 86, as shown on the map of North Lakeridge, including North Lakeridge and revised portion  
of Lakeridge Estates No. 2 file din the Office of the County Recorder of Douglas County,  
Nevada on August 29, 1960 as Document No. 16529.

Signed this 3 of August, 2023

Tristan Gerra

State of Nevada, County of Douglas  
This instrument was acknowledged before me  
on 08/03/2023  
by Tristan Gerra  
Rebecca Freeman Notary Public

Grant Deed: 220 Canyon Circle, Lakeridge, NV 89448



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1418-34-112-015  
 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: Trust OK

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: TAXES PER TO TRUST WITHOUT CONSIDERATION

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 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: TRISTAN GERRA  
 Address: PO BOX 7172-219  
 City: STATELINE  
 State: NV Zip: 89449

Print Name: TRISTAN GERRA REVOCABLE TRUST  
 Address: SAME  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

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