

APN# 1420-18-214-047



SHAWNYNE GARREN, RECORDER E07

Recording Requested by/Mail to:
Name: Gail L. Allen and Dennis W. Sanders
Address: 1543 Downs Drive
City/State/Zip: Minden, NV 89423

Mail Tax Statements to:
Name: Gail L. Allen and Dennis W. Sanders
Address: 1543 Downs Drive
City/State/Zip: Minden, NV 89423

Grant, Bargain and Sale Deed

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Joan E. Neuffer, Esq.

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

APN: 1420-18-214-047

When Recorded Mail To:

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Dennis W. Sanders
1543 Downs Drive
Minden, NV 89423

Mail Tax Statements To:

Gail L. Allen
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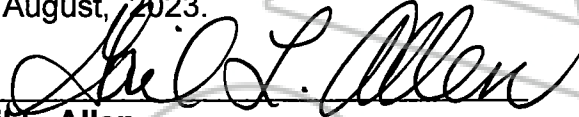
GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That Gail L. Allen and Dennis W. Sanders, husband and wife, GRANTORS, residing at 1543 Downs Drive, Minden, Nevada 89423, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to the GRANTEES, Gail Louise Allen and Dennis Wayne Sanders, Trustees of the Allen and Sanders Family Trust, dated August 12, 2023, and to the successor trustees, heirs, and assigns of such GRANTEE(S) forever, all that real property situated in the County of Douglas, State of Nevada, commonly known as 3318 Vista Grand Boulevard, Carson City, Nevada, 89705 and more particularly described in **Exhibit A**, attached hereto, and subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents this 12th day of August, 2023.



Gail L. Allen
Grantor

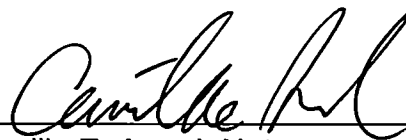


Dennis W. Sanders
Grantor

STATE OF NEVADA)
): ss.
COUNTY OF DOUGLAS)

On August 12, 2023, before me, Camille E. Arend, personally appeared **Gail L. Allen** and **Dennis W. Sanders**, personally known to me, or proven to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the person or entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Camille E. Arend, Notary

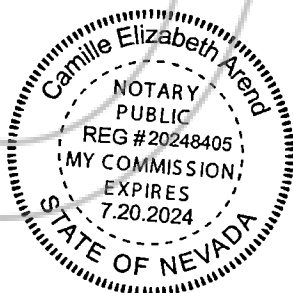


EXHIBIT A

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

Lot 26, Block B, as shown on the map of SILVERADO HEIGHTS SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, Nevada, on September 18, 1978, as Document No. 25326, and Certificate of Amendment of the Final Plat of said subdivision recorded August 23, 1979, in Book 879 of Official Records at Page 1275, Douglas County, Nevada, as Document No. 35885, and Certificate of Amendment of the Final Plat of said subdivision recorded October 13, 1979 in Book 1079 of Official Records, at Page 1039, Douglas County, Nevada, as Document No. 37638.

Assessor's Parcel Number: 1420-18-214-047

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1420-18-214-047
 - 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 - JT</u>	

- 3. Total Value/Sales Price of Property: \$ _____
- Deed in Lieu of Foreclosure Only (value of property) \$ _____
- Transfer Tax Value: \$ zero
- Real Property Transfer Tax Due: \$ zero

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # (7)
 - b. Explain Reason for Exemption: transfer of home to living trust NO 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 375.070, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Gail L. Allen Capacity owner

Signature Dennis W. Sanders Capacity owner

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

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

Print Name: Gail L. Allen and Dennis W. Sanders
Address: 1543 Downs Drive
City: Minden
State: NV Zip: 89423

Print Name: Gail Louise Allen and Dennis Wayne Sanders, Trustees of the Allen and Sanders Family Trust, dated August 12, 2023
Address: 1543 Downs Drive

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

City: Minden
State: NV Zip: 89423

Print Name: D'TERRA LAW, LLC Escrow # _____
Address: 1692 County Road, Suite C
City: Minden State: NV Zip: 89423