

APN# 1420-07-411-065

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



00171538202309994840040043

SHAWNYNE GARREN, RECORDER

E07

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: 1420-07-411-065

When Recorded Mail To:

Gail L. Allen
Dennis W. Sanders
1543 Downs Drive
Minden, NV 89423

Mail Tax Statements To:

Gail L. Allen
Dennis W. Sanders
1543 Downs Drive
Minden, NV 89423

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That Gail L. Allen and Dennis W. Sanders, husband and wife (formerly a single man and a single woman owning the subject property as joint tenants with rights of survivorship), 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 3424 Tourmaline Drive, Carson City, Nevada, 89705 and more particularly described as follows:

LOT 30, AS SHOWN ON THE MAP OF RIDGEVIEW ESTATES NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 12, 1972, AS FILE NO. 63503.

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

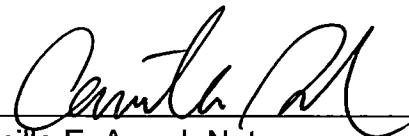


Dennis W. Sanders
Grantor

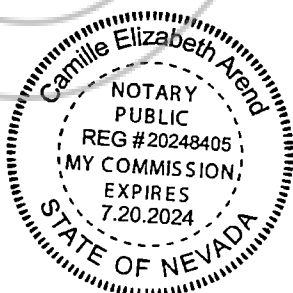
STATE OF NEVADA)
): ss.
COUNTY OF DOUGLAS)

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



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-07-411-065
 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 - J</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 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Gail L. Allen Capacity owner
 Gail L. Allen

Signature Dennis W. Sanders Capacity owner
 Dennis W. Sanders

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