

APN: 1320-33-210-045

**Recording Requested By
And When Recorded Mail To:**

Minden Lawyers, LLC
P.O. Box 2860
Minden, NV 89423

Mail Tax Statements to:

Geraldine Lowry
1256 Ox Yoke Court
Gardnerville, NV



00171971202309998610030039

SHAWNYNE GARREN, RECORDER

E07

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Pursuant to NRS 239B.030, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

The undersigned grantor declares documentary transfer tax is: \$ 0.00

GRANT, BARGAIN, AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Geraldine Lowry ("Grantor"), does hereby GRANT, BARGAIN, SELL, and CONVEY to Geraldine Lowry, Trustee of The 2023 Geraldine Lowry Revocable Trust dated August 23, 2023, all of her right, title and interest in that certain real property located at 1256 Ox Yoke Court, Gardnerville, NV situate in the County of Douglas, State of Nevada, more particularly described as follows:

Lot 13, Block C, as shown on the amended Final Map Planned Unit Development PD 04-008 THE RANCH AT GARDNERVILLE PHASE 1, recorded in the office of the Douglas County Recorder, State of Nevada on March 30, 2012, in Book 312, Page 7779, as Document No. 799923, 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.

Pursuant to NRS §111.312, this legal description was previously recorded on September 25, 2018, as Document No. 2018-920023, in the Official Records of Douglas County.

DATED this 23rd day of August 2023.

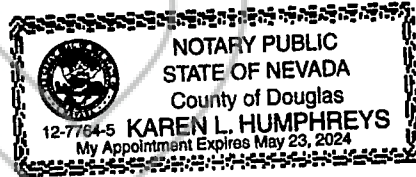
By: *Geraldine Lowry*
Geraldine Lowry

STATE OF NEVADA)
) ss:
COUNTY OF DOUGLAS)

On the 23rd day of August 2023, before me, a Notary Public personally appeared Geraldine Lowry proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or entities upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Karen L. Humphreys
Notary Public



State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # _____

Book: _____ Page: _____

Date of Recording: _____

Notes: Verified Trust of
S/B Exemption # 7

1. Assessor Parcel Number(s)
 a) 1320-33-210-045
 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 _____

3. Total Value/Sales Price of Property: \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value per NRS 375.010, Section 2: \$ _____
 Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 5
 b. Explain Reason for Exemption: Transfer from individual to her 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 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 Geraldine Lowry Capacity Grantor

Signature Geraldine Lowry Capacity Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Geraldine Lowry
 Address: 1256 Ox Yoke Court
 City: Gardnerville, NV 89410
 State: Nevada Zip: 89410

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Geraldine Lowry, Trustee
 Address: 1256 Ox Yoke Court
 City: Gardnerville
 State: Nevada Zip: 89410

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Neal C. Falk, Esq. Escrow # _____

Address: P O Box 2860
 City: Minden State: NV Zip: 89423