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SHAWNYNE GARREN, RECORDER

E07

Natalia K. Vander Laan, Esq.

APN: 1220-12-710-033  
(previously: 0000-23-232-020)

Recording requested by: )  
Joseph and Teresa Duffy )  
1069 Tenabo Lane )  
Gardnerville, NV 89410 )

When recorded mail to: )  
Joseph and Teresa Duffy )  
PO Box 3047 )  
Gardnerville, NV 89410 )

Mail tax statement to: )  
Joseph and Teresa Duffy )  
PO Box 3047 )  
Gardnerville, NV 89410 )

RPTT: \$0.00 Exempt (7)  
Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT:

JOSEPH PETER DUFFY and TERESA MARIE DUFFY, who took title as JOSEPH P. DUFFY and TERESA M. DUFFY, husband and wife as joint tenants with right of survivorship,

For NO consideration, do hereby Grant, Bargain, Sell, and Convey unto:

JOSEPH PETER DUFFY and TERESA MARIE DUFFY, Trustees, or their successors in Trust, under the JOSEPH PETER DUFFY AND TERESA MARIE DUFFY REVOCABLE LIVING TRUST, dated September 5, 2023, and any amendments thereto.

ALL their interest in that real property situated in the county of Douglas, state of Nevada, more particularly described below, 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.

Legal Description:

LOT 12, IN BLOCK B, OF PHASE I, AS SET FORTH ON THE PLAT OF PINENUT MANOR NO. 1 AND 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY NEVADA, ON JUNE 16, 1980, IN BOOK 680, PAGE 1361, AS DOCUMENT NO. 45348.

**NOTE:** The above metes and bounds description appeared previously in that certain Grant, Bargain, and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada, on June 21, 1996, as Document No. 390405 of Official Records.


Subject to:

1. Taxes for the current fiscal year, paid current.
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

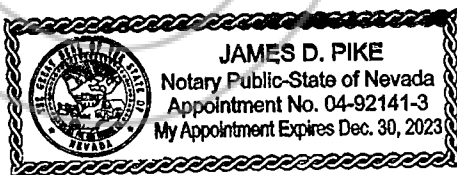
Executed on September 5, 2023, in the county of Douglas, state of Nevada.

  
 \_\_\_\_\_  
 JOSEPH PETER DUFFY

  
 \_\_\_\_\_  
 TERESA MARIE DUFFY

STATE OF NEVADA     )  
   ): ss  
 COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on this September 5, 2023, by JOSEPH PETER DUFFY and TERESA MARIE DUFFY.



  
 \_\_\_\_\_  
 NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-12-710-033  
 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'/Ind'l  
 g)  Agricultural  
 h)  Mobile Home  
 Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: <u>1/16/24</u>	
Notes: <u>Trust for A/B</u>	

3. Total Value/Sales Price of Property \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) ( 0 )  
 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: A transfer of title to or from a trust,  
 if the transfer is made without 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 [Signature] Capacity Grantor/Grantee

Signature [Signature] Capacity Grantor/Grantee

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

Print Name: JOSEPH PETER DUFFY and TERESA MARIE DUFFY  
 Address: 1069 Tenabo Lane  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: JOSEPH PETER DUFFY and TERESA MARIE DUFFY, TRUSTEE  
 Address: 1069 Tenabo Lane  
 City: Gardnerville  
 State: NV Zip: 89410

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

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