

ASSESSOR'S PARCEL NO. 1220-21-710-150

WHEN RECORDED MAIL TO:

ETHAN REESER
HANSON LAW
800 W. 8TH STREET
MEDFORD, OR 97501

MAIL TAX NOTICES TO:

CYNTHIA KATHRYN THACKER, TRUSTEE
BRIANNE ELIZABETH JOHNSON, TRUSTEE
316 SW HUDSON LANE
GRANTS PASS, OR 97526

WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CYNTHIA K. THACKER, an unmarried woman (herein, "Grantor"), whose address is 316 SW Hudson Lane, Grants Pass, OR 97526, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to CYNTHIA KATHRYN THACKER AND BRIANNE ELIZABETH JOHNSON, Trustees, or any successors in trust, under THE CYNTHIA KATHRYN THACKER LIVING TRUST dated December 20, 2023 and any amendments thereto (herein, "Grantee"), whose address is 316 SW Hudson Lane, Grants Pass, OR 97526, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1357 Leonard Rd., Gardnerville, NV 89460

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.

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against all lawful claims whatsoever.

Dated this 20th day of December, 2023.

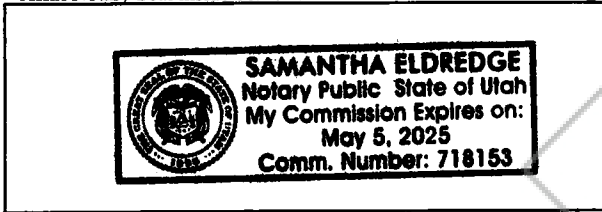
GRANTOR:

Cynthia K. Thacker
CYNTHIA K. THACKER

STATE OF UTAH
COUNTY OF Salt Lake

This instrument was acknowledged before me on Dec. 20th, 2023, by CYNTHIA K. THACKER.

Affix Notary Seal inside box or document is unrecordable.



Samantha Eldredge
NOTARY PUBLIC

COPY

Affirmation Statement

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

The Cynthia Kathryn Thacker Living Trust
dated December 20, 2023

Cynthia K. Thacker
CYNTHIA KATHRYN THACKER, Trustee

Brianne Elizabeth Johnson
BRIANNE ELIZABETH JOHNSON, Trustee
Grantee



EXHIBIT A

The real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 461, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 27, 1974, AS DOCUMENT NO. 72456.

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.

Per NRS 111.312, this legal description was previously recorded as Document No. 2017-908635, on December 29, 2017, in the office of the Recorder of Douglas County, Nevada.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-21-710-150
 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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: Verified Trust

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer to Grantor's trust for no consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 Cynthia K. Thacker Capacity GRANTOR
 Signature Cynthia K. Thacker Capacity GRANTEE

<u>SELLER (GRANTOR) INFORMATION</u>	<u>BUYER (GRANTEE) INFORMATION</u>
Print Name: <u>Cynthia K. Thacker</u>	<u>The Cynthia Kathryn Thacker</u>
Address: <u>316 SW Hudson Lane</u>	Print Name: <u>Living Trust</u>
City: <u>Grants Pass</u>	Address: <u>316 SW Hudson Lane</u>
State: <u>OR</u> Zip: <u>97526</u>	City: <u>Grants Pass</u>
	State: <u>OR</u> Zip: <u>97526</u>

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: USDEEDS Escrow #: _____
 Address: 423 Lithia Pincrest Rd.
 City: Brandon State: FL Zip: 33511