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SHAWNYNE GARREN, RECORDER E07

Natalia K. Vander Laan, Esq.

APN: 1321-31-002-003

Recording requested by:)
John Griffin)
and Delene Fennell-Griffin)
1472 Fahim Drive)
Gardnerville, NV 89410)

When recorded mail to:)
John Griffin)
and Delene Fennell-Griffin)
1472 Fahim Drive)
Gardnerville, NV 89410)

Mail tax statement to:)
John Griffin)
and Delene Fennell-Griffin)
1472 Fahim Drive)
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:

JOHN MICHAEL GRIFFIN and DELENE RENEE FENNELL-GRIFFIN, who took title as John M. Griffin and Delene R. Fennell-Griffin, husband and wife as joint tenants with right of survivorship,

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

JOHN MICHAEL GRIFFIN and DELENE RENEE FENNELL-GRIFFIN, Trustees, or their successors in Trust, under the JOHN GRIFFIN AND DELENE FENNELL-GRIFFIN REVOCABLE LIVING TRUST, dated January 24, 2024, 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 tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Legal Description:

All that certain lot, piece or parcel of land situate in Section 31, Township 13 North, Range 21 East, Douglas County, Nevada, described as follows:

Parcel 1 as shown on the Parcel Map for GARY N. JOHNSON, et ux, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on December 13, 1990, in Book 1290, Page 1696 as Document No. 240989.

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 17, 2015, as Document No. 2015-864514 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 January 24, 2024, in the county of Douglas, state of Nevada.



JOHN MICHAEL GRIFFIN

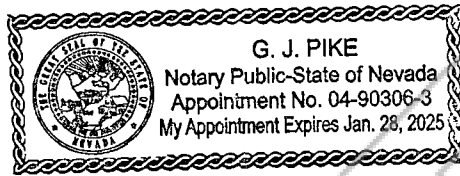



DELENE RENEE FENNELL-GRIFFIN

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///

STATE OF NEVADA)
): ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on this January 24, 2024, by JOHN MICHAEL GRIFFIN and DELENE RENEE FENNELL-GRIFFIN.





NOTARY PUBLIC

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1321-31-002-003
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | | | |
|-----------------------------|--------------|--|------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| <input type="checkbox"/> | Other _____ | | |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Central Trust 9</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 _____ Capacity Grantor/Grantee
 Signature Delene Fennell-Griffin Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: John Griffin & Delene Fennell-Griffin
 Address: 1472 Fahim Drive
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: John Griffin & Delene Fennell-Griffin, Trustees
 Address: 1472 Fahim Drive
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____