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SHAWNYNE GARREN, RECORDER

E07

Natalia K. Vander Laan, Esq.

APN: 1022-16-001-081

Recording requested by:)
Johnny and Lori Pendleton)
3780 Walker View Road)
Wellington, NV 89444)

When recorded mail to:)
Johnny and Lori Pendleton)
3780 Walker View Road)
Wellington, NV 89444)

Mail tax statement to:)
Johnny and Lori Pendleton)
3780 Walker View Road)
Wellington, NV 89444)

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:

JOHNNY KENNETH PENDLETON and LORI ANN PENDLETON, who took title as JOHN K PENDLETON AND LORI A PENDLETON, husband and wife, as joint tenants with right of survivorship, and not as tenants in common,

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

JOHNNY KENNETH PENDLETON and LORI ANN PENDLETON, Trustees, or their successors in Trust, under the JOHNNY AND LORI PENDLETON REVOCABLE LIVING TRUST, dated December 8, 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, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

Legal Description:

Lot 13, in Block E, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

NOTE: The above metes and bounds description appeared previously in that certain Joint Tenancy Deed recorded in the office of the County Recorder of Douglas County, Nevada, on May 20, 2003, as Document No. 0577503 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 December 8, 2023, in the county of Douglas, state of Nevada.



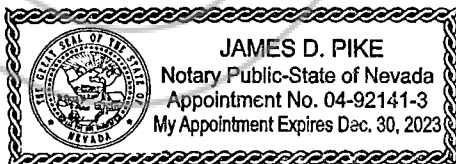
 JOHNNY KENNETH PENDLETON



 LORI ANN PENDLETON

STATE OF NEVADA)
): ss
 COUNTY OF DOUGLAS)

This instrument was acknowledged before me on this December 8, 2023, by JOHNNY KENNETH PENDLETON and LORI ANN PENDLETON.





 NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1022-16-001-081
- 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: <u>Validated Trust - JP</u>	

3. Total Value/Sales Price of Property

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: Johnny and Lori Pendleton
 Address: 3780 Walker View Road
 City: Wellington
 State: NV Zip: 89444

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Johnny and Lori Pendleton
 Address: 3780 Walker View Road
 City: Wellington
 State: NV Zip: 89444

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____