

APN: 1420-06-310-019
RECORDING REQUESTED BY:
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Melissa L. Exline, Esq.
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SURRETT LAW PRACTICE, PC
3705 Lakeside Drive
Reno, NV 89509

GRANTEE/MAIL TAX STATEMENTS TO:
Thomas Lettier
2980 Lukens Lane
Carson City, Nevada 89706

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Thomas Lettier, an unmarried man, does hereby Grant, Bargain, Sell and Convey to: Thomas Lettier, Trustee of the Thomas J. Lettier Living Trust dated February 7, 2024, and any amendments thereto.

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

See Exhibit A

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 and/or obtained from the county assessor/recorder's website. 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.

IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

Thomas J. Lettier

Thomas Lettier

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me
this 7th day of February, 2024, by
Thomas Lettier.

Erin C. Andler

NOTARY PUBLIC

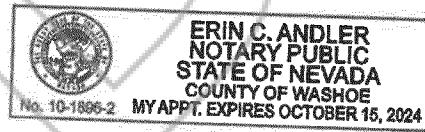
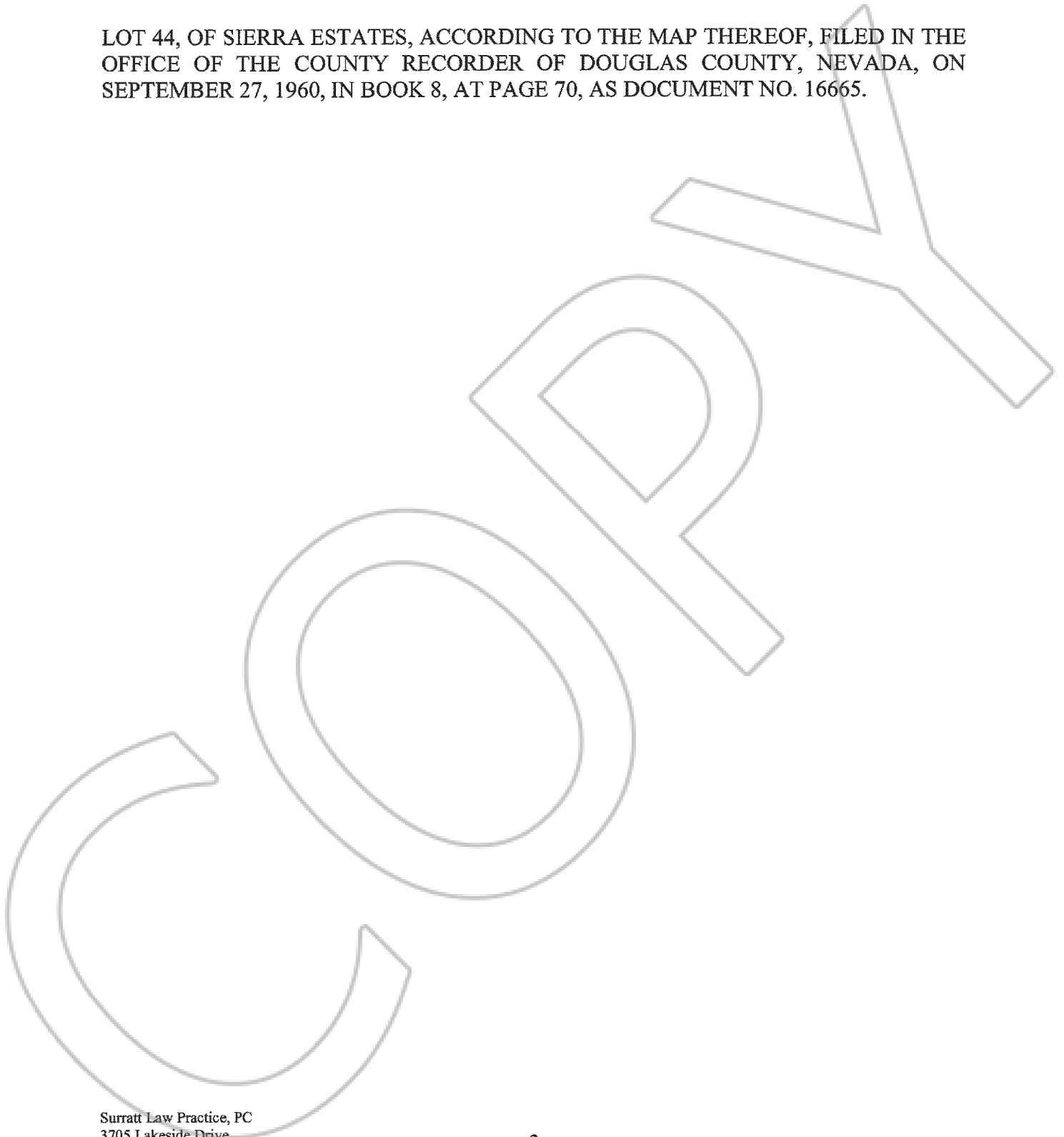


Exhibit A – Legal Description

LOT 44, OF SIERRA ESTATES, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 27, 1960, IN BOOK 8, AT PAGE 70, AS DOCUMENT NO. 16665.



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1420-06-310-019
- 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 |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY Notes: SG - Trust OK

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ _____

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 without consideration if a certificate of trust is presented at the time of transfer.

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 Thomas J. Lettier Capacity Grantor (s)

Signature Thomas J. Lettier Capacity Grantee (s), Trustee (s)

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Thomas J. Lettier

Address: 3690 Shawnee Drive

City: Carson City

State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Thomas J. Lettier, Trustee

Address: 3690 Shawnee Drive

City: Carson City

State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Surratt Law Practice, PC Escrow # _____

Address: 3705 Lakeside Drive

City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)