DOUGLAS COUNTY, NV Rec:\$40.00

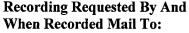
2024-1004894

Total:\$40.00

02/20/2024 01:50 PM

JESSICA ROWEN PEARL, ESQ.

Pqs=3



Jessica Rowen Perl, Esq. Ross, Hackett, Dowling, Valencia & Walti A Professional Corporation 600 El Camino Real P.O. Box 279 San Bruno, California 94066-0279



SHAWNYNE GARREN, RECORDER

E07

## **Mail Tax Statement To:**

Elizabeth B. Valdes 3316 Dog Leg Drive Minden, NV 89423

## **GRANT DEED** OWNER OCCUPIED

APN: 1420-18-710-017

**DOCUMENTARY TRANSFER TAX \$0.00** 

**EXEMPTION: NRS 375.090(7)** 

**EXPLANATION: TRANSFER INTO REVOCABLE** TRUST WITHOUT CONSIDERATION

For valuable consideration, receipt of which is hereby acknowledged, GRANTOR ELIZABETH B. VALDES, an unmarried woman as her sole and separate property, hereby grants to GRANTEE ELIZABETH B. VALDES, Trustee of the ELIZABETH B. VALDES TRUST DATED FEBRUARY 8, 2024, all rights, title, and interest in and to an undivided 50% interest, in the following real property in the City of Minden, County of Douglas, State of Nevada legally described as follows:

Lot 17 in Block A, as set forth on that certain Final Map LDA #99-54-1A for Sunridge Heights III, Phase 1A, a Planned Unit Development, recorded in the office of the Douglas County Recorder on August 1, 2002, in Book 0802, Page 22, as Document No. 548492, and as shown on the Amended Final Map LDA #99-54-1A for Sunridge Heights II, Phase 1A, a Planned Unit Development, recorded in the office of the Douglas County Recorder on December 29, 2003, in Book 1203, Page 12019, as Document No. 600647.

APN: Block 1420-18-710-017

Commonly known as:

3316 Dog Leg Drive Minden, NV 89423

Dated:

## NOTARIAL ACKNOWLEDGMENT

A notary public or other office completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA ) ss. COUNTY OF SAN MATEO)

On February 8, 2024, before me, want how be facked, a Notary Public personally appeared ELIZABETH B. VALDES who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the written instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SAMANTHA LEE PACHECO
Notary Public - California
San Mateo County
Commission # 2462539
My Comm. Expires Sep 9, 2027

(Seal)

ignature of Notary Public

NOTARIAL CERTIFICATE ATTACHED TO VALDES TRANSFER DEED FOR 3316 DOG LEG DRIVE, MINDEN, NV 89423

	E OF NEVADA	
	ARATION OF VALUE	
1.	Assessor Parcel Number(s) a) 1420-18-710-017	$\wedge$
	b)	
	c)	\ \
	d)	\ \
		\ \
2.	Type of Property:	\ \
	a) Vacant Land b) Single Fam. Re	es.
	c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
	e) Apt. Bldg f) Comm'1/Ind'1	DATE OF RECORDING: Trustee Capac
	g) Agricultural h) Mobile Home	NOTES: /// / +1/. / /
	i) U Other	AST hust Verified
	· · · · · · · · · · · · · · · · · · ·	
3.	Total Value/Sales Price of Property:	\S\\
	Deed in Lieu of Foreclosure Only (value of property)	, <del></del> ,
	Transfer Tax Value: Real Property Transfer Tax Due:	\$
	Real Property Transfer Tax Duc.	<u> </u>
4.	If Exemption Claimed:	
	a. Transfer Tax Exemption per NRS 375.090.	Section #7
	b. Explain Reason for Exemption: TRANSFE	R TO REVOCABLE TRUST WITHOUT
	CONSIDERATION	
5	Partial Interest: Percentage being transferred:	50.00 %
٥.	ratual interest. refeemage being transferred.	<del>30.00</del> %
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		
res	ult in a penalty of 10% of the tax due plus interes	t at 1% per month.
No. of the last	AAA NDC 275 020 the Down and Calley shall be to	taka and annually kakin for our additional amount area
Pursua	on to NKS 3/3.030, the Buyer and Sener shall be jo	intly and severally liable for any additional amount owed.
Signat	ure Chabith VOVale	Capacity two Hee
Cimat		Consoltry
Signat	ure	Capacity
	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
\	(REQÙIRED)	(REQUIRED)
1	ame: ELIZABETH B. VALDES	Pick Charles R Man
794		Print Name: Elizabeth B VAldes Address: 3316 Do. Les De.
City:	s:3316 DOG LEG DRIVE	City: March
State:		State: NV Zip: 89423
The same of		
COMPANY/PERSON REQUESTING RECORDING		
	required if not the seller or buyer)	Escrow# NA
Print N Addres	- JC331CA	ESCIOW #
City:	SAN BRUND State:	- CF Zip: 94066
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)		