

DOUGLAS COUNTY, NV

2024-1004974

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

02/23/2024 08:36 AM

HIGH SIERRA LEGAL

SHAWNYNE GARREN, RECORDER

E07

APN 1220-24-601-056

Recording requested by:

Lori Breyer

David Breyer

1967 Sorrel Lane

Gardnerville, NV 89410

Mail tax statements to:

When recorded mail to:

Lori Breyer

David Breyer

1967 Sorrel Lane

Gardnerville, NV 89410

GRANT, BARGAIN AND SALE DEED

For valuable consideration, the receipt of which is hereby acknowledged, we, LORI J. BREYER and DAVID J. BREYER, wife and husband as joint tenants (as "Grantors"), through Document No. 2023-993484 hereby grant and convey to:

DAVID BREYER and LORI BREYER as Trustees, or their successors in trust, under the BREYER FAMILY LIVING TRUST, dated February 22, 2024, (as "Grantees"), all right, title and interest in the following real property situated in the County of Douglas, State of Nevada:

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B.&M., described as follows:

Parcel 3 as set forth on Parcel Map for Edwin W. & Lorraine A. Higgins, filed for record in the Office of County Recorder of Douglas County, State of Nevada on January 19, 2006, in Book 106, a Page 6354, as Document No. 666015.

Commonly Known As: 1967 Sorrel Lane, Gardnerville, Nevada 89410

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.

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This conveyance is subject to the following liens and encumbrances: (1) General, special and any supplemental county taxes and assessments not delinquent; (2) covenants, conditions, restrictions, reservations, easements, and rights-of-way of record, if any.

This Deed Dated this FEBRUARY 22, 2024.

~~Lori Breyer~~
LORI J. BREYER

~~David Breyer~~
DAVID J. BREYER

STATE OF NEVADA)
)ss
COUNTY OF DOUGLAS)

On FEBRUARY 22, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared David J. Breyer and Lori J. Breyer known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the Grant, Bargain and Sale Deed, and acknowledged to me that they executed the same.

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

Pursuant to NRS 240.199, this document was notarized using audio-visual communication.

WITNESS my hand and official seal.

My Commission Expires: 11/01/27

Lindsay Wheeler, Notary Public

LINDSAY WHEELER
NOTARY PUBLIC
STATE OF NEVADA
Commission # 12-6575-2
My Appt. Expires November 01, 2027

Notarial act performed by audio-visual communication

Electronic Signatures. Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Delivery of a copy of this Agreement or any other document contemplated hereby bearing an original or electronic signature by electronic mail in "portable document format ("pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of the paper document bearing an original or electronic signature.

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1220-24-601-056
- 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
- i) Other

FOR RECORDERS OPTION USE ONLY
Notes: Verified Trust - js

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: 0.00 - Exempt (7)
- b. Explain Reason for Exemption: To or from a trust 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 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

Signature _____ Capacity: Grantee/Trustee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Lori Breyer
 David Breyer
 1967 Sorrel Lane
 Gardnerville, NV 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Lori Breyer, TE
 David Breyer, TE
 1967 Sorrel Lane
 Gardnerville, NV 89410

COMPANY/PERSON REQUESTING RECORDING

(Required if not the seller or buyer)

Print Name: High Sierra Legal
 Address: PO Box 50153
 City: State: Zip: Reno, NV 89513

Escrow #

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

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