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SHAWNYNE GARREN, RECORDER

E07

Natalia K. Vander Laan, Esq.

APN: 1219-23-001-018

**Recording requested by:** )  
Wallace L. Ross )  
and Lorraine C. Andersen )  
420 Lillian Court )  
Gardnerville, NV 89460 )

**When recorded mail to:** )  
Wallace L. Ross )  
and Lorraine C. Andersen )  
420 Lillian Court )  
Gardnerville, NV 89460 )

**Mail tax statement to:** )  
Wallace L. Ross )  
and Lorraine C. Andersen )  
420 Lillian Court )  
Gardnerville, NV 89460 )

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:

WALLACE L. ROSS and LORRAINE C. ANDERSEN, who took title as Wallace L. Ross and Lorraine C. Andersen, husband and wife as community property with right of survivorship,

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

WALLACE L. ROSS and LORRAINE C. ANDERSEN, Trustees, or their successors in Trust, under the WALLACE L. ROSS AND LORRAINE C. ANDERSEN REVOCABLE LIVING TRUST, dated February 13, 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 all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Legal Description:

Being a portion of the Northwest 1/4 of Section 23, Township 12 North, Range 19 East, M. D. B. &M., further described as:

Parcel 4-B as set forth on Parcel Map No. 2 for Lillian Ciarasso and Natale Ciarasso, filed for record in The office of The County Recorder of Douglas County, State of Nevada on December 19, 1986, in Book 1286, Page 2676, as Document No. 147127.

**NOTE:** The above legal description appeared previously in that certain Grant, Bargain, and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada, on August 10, 2018, as Document No. 2018-917968 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.

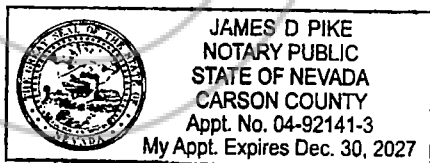
Executed on February 13, 2023, in the county of Douglas, state of Nevada.

Wallace L. Ross  
 WALLACE L. ROSS

Lorraine Christine Andersen  
 LORRAINE C. ANDERSEN

STATE OF NEVADA            )  
   ): ss  
 COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on this February 13, 2023, by WALLACE L. ROSS and LORRAINE C. ANDERSEN.



James D Pike  
 NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1219-23-001-018  
 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>Verified Trust - J</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 Wallace L. Ross Capacity Grantor/Grantee  
 Signature Lorraine Christine Andersen Capacity Grantor/Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Wallace L. Ross & Lorraine C. Andersen  
 Address: 420 Lillian Court  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Wallace L. Ross & Lorraine C. Andersen, Trustees  
 Address: 420 Lillian Court  
 City: Gardnerville  
 State: NV Zip: 89460

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