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SHAWNYNE GARREN, RECORDER

E03

Natalia K. Vander Laan, Esq.

APN: 1320-33-818-024

Recording requested by:)
Lynn and Sharon Nelles)
1462 Cardiff Drive)
Gardnerville, NV 89410)

When recorded mail to:)
Lynn and Sharon Nelles)
1462 Cardiff Drive)
Gardnerville, NV 89410)

Mail tax statement to:)
Lynn and Sharon Nelles)
1462 Cardiff Drive)
Gardnerville, NV 89410)

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:

LYNN PATRICK NELLES and SHARON ANN SVALBERG NELLES, who took title as LYNN PATRICK NELLES and SHARON ANN SVALBERG NELLES, husband and wife, as community property with right of survivorship,

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

LYNN PATRICK NELLES and SHARON ANN SVALBERG NELLES (or LYNN NELLES and SHARON NELLES), Trustees, or their successors in Trust, under the LYNN AND SHARON NELLES REVOCABLE LIVING TRUST, dated March 5, 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:

Lot 55 in Block D of CHICHESTER ESTATES PHASE 13, Final Subdivision Map No. 1006-13, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 04, 2004, in Book 1004, Page 1052, as Document No 625784.

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 June 19, 2017, as Document No. 2017-900247 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 March 5, 2024, in the county of Douglas, state of Nevada.



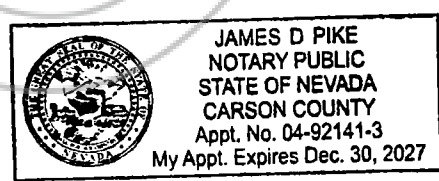
 LYNN PATRICK NELLES



 SHARON ANN SVALBERG NELLES

STATE OF NEVADA)
): ss
 COUNTY OF DOUGLAS)

This instrument was acknowledged before me on this March 5, 2024, by LYNN PATRICK NELLES and SHARON ANN SVALBERG NELLES.





 NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-33-818-024
 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: *Verified Trust of*

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 Lynn P. Nelles Capacity Grantor/Grantee
 Signature Sharon A. Nelles Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Lynn and Sharon Nelles
 Address: 1462 Cardiff Drive
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Lynn and Sharon Nelles, Trustees
 Address: 1462 Cardiff Drive
 City: Gardnerville
 State: NV Zip: 89410

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