

APN: 1320-29-711-004

RECORDING REQUESTED BY:
BOYCE & GIANNI, LLP
5890 S. Durango Drive, Suite 110
Las Vegas, Nevada 89113



SHAWNYNE GARREN, RECORDER E07

WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:
EMERALD TRUST
DATED MARCH 19, 2024
7426 Brambach Street
Las Vegas, Nevada 89131

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH:

That DENISE BASTONE, an unmarried woman, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

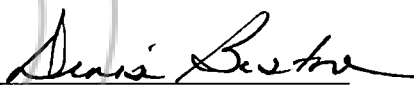
DENISE BASTONE, as Trustee of the EMERALD TRUST DATED MARCH 19, 2024 (Grantee's address: 7426 Brambach Street, Las Vegas, Nevada 89131), all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

LOT 411 OF HEYBOURNE MEADOWS PHASE IVB & PHASE VB, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JUNE 3, 2022 AS INSTRUMENT NO. 2022-985918 OF OFFICIAL RECORDS.

Commonly known as: 1130 Dapple Drive, Minden, Nevada 89423

Subject To: 1. Taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights of Way and Easements now of record.
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

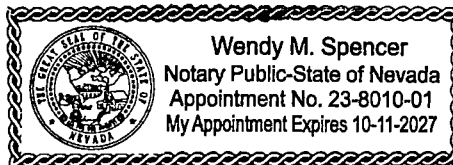
Dated: March 19th, 2024.


DENISE BASTONE

STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me on this 19th day of March, 2024 by DENISE BASTONE.


NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) **1320-29-711-004**

2. Type of Property:
 a) Vacant Land b) Single Fam Res
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Com'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other

FOR RECORDER'S OPTIONAL USE ONLY	
Doc./Inst. #:	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	<i>Verified by Trust</i>

3. Total Value/Sales Price of Property: \$ N/A
 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 007
 b. Explain Reason for Exemption: **THIS IS A TRANSFER OF TITLE TO A TRUST
WITH NO 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: *Denise Bastone* Capacity: Grantor
 Signature: *Denise Bastone* Capacity: Grantee

<p>SELLER (GRANTOR) INFORMATION (REQUIRED)</p> <p>Print Name: DENISE BASTONE</p> <p>Address: <u>7426 Brambach Street</u> City: <u>Las Vegas</u> State: <u>NV</u> Zip: <u>89131</u></p>	<p>BUYER (GRANTEE) INFORMATION (REQUIRED)</p> <p>Print Name: EMERALD TRUST</p> <p>Address: <u>7426 Brambach Street</u> City: <u>Las Vegas</u> State: <u>NV</u> Zip: <u>89131</u></p>
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COMPANY REQUESTING RECORDING (required if not seller or buyer)

Print Name: BOYCE & GIANNI, LLP Escrow #: N/A
 Address: 5890 S. Durango Drive, Suite 110
 City, State, Zip: Las Vegas, Nevada 89113

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)