

DOUGLAS COUNTY, NV

2024-1006117

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

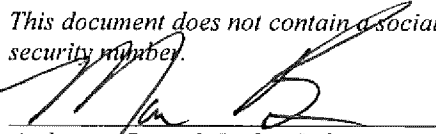
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ANDERSON, DORN, & RADER, LTD.

SHAWNYNE GARREN, RECORDER

E07

This document does not contain a social security number.


Anderson, Dorn & Rader, Ltd.

APN: 1121-26-000-007

RECORDING REQUESTED BY:

Bryce L. Rader, Esq.
Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

MAIL TAX STATEMENT TO:

ROBERT FOX, Trustee
P. O. BOX 531015
Henderson, NV 89053

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

ROBERT E. FOX, Trustee of the
YOSHIKO K. OSWALD TRUST,
dated August 22, 2005,

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


ROBERT FOX, Trustee, or his successors in trust,
of the ROBERT FOX EXEMPT TRUST
created under the
YOSHIKO K. OSWALD TRUST, dated August 22, 2005,
and any amendments thereto

An undivided one-half interest in that real property situated in Douglas County, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

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.

WITNESS my hand this 25th day of March, 2024.



ROBERT E. FOX, Trustee of the
YOSHIKO K. OSWALD TRUST

STATE OF NEVADA)
)ss:
COUNTY OF CLARK)

This instrument was acknowledged before me, this 25 day of March, 2024, by ROBERT E. FOX, as Trustee.



Notary Public

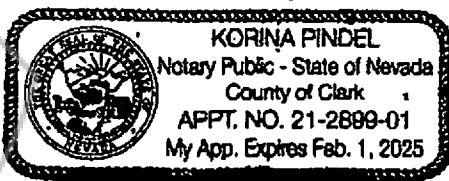


EXHIBIT "A"

Legal Description:

Southwest ¼ of the Northwest ¼ Section 26 Township 11 North Range 21 East.

Per NRS 111.312 – The Legal Description above appeared previously in that Order Sitting Aside Estate Without Further Administration recorded on October 24, 2005, as Document No. 0658614 in Douglas County Records, Douglas County, Nevada.

APN: 1121-26-000-007

Property Address: 40 Acres unimproved real estate

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1121-26-000-007
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - js</u>	

- 3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 0
 d. 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: Transfer without consideration to or from a trust

5. Partial Interest: Percentage being transferred: 50 %
 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 [Signature] Capacity: Representative

Signature _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Robert Fox, Trustee
 Address: PO Box 53105
 City: Henderson
 State: NV Zip: 89053

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Robert Fox, Trustee
 Address: PO Box 53105
 City: Henderson
 State: NV Zip: 89053

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Anderson, Dorn & Rader, Ltd.
 Address: 500 Damonte Ranch Pkwy., Ste. 860
 City: Reno

Escrow # _____
 State: NV Zip: 89521