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SHAWNYNE GARREN, RECORDER E07

Natalia K. Vander Laan, Esq.

**APN: 1320-29-711-040**

**Recording requested by:** )  
Klaus and Eyvor Ehmann )  
1122 Tussocks Trail )  
Minden, NV 89423 )

**When recorded mail to:** )  
Klaus and Eyvor Ehmann )  
1122 Tussocks Trail )  
Minden, NV 89423 )

**Mail tax statement to:** )  
Klaus and Eyvor Ehmann )  
1122 Tussocks Trail )  
Minden, NV 89423 )

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:

KLAUS FRITZ EHMANN and EYVOR BIRGITTA EHMANN, who took title as Klaus Ehmann and Eyvor Ehmann, husband and wife, as community property with right of survivorship,

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

KLAUS FRITZ EHMANN and EYVOR BIRGITTA EHMANN, Trustees, or their successors in Trust, under the KLAUS AND EYVOR EHMANN REVOCABLE LIVING TRUST, dated April 2, 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 the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

Legal Description:

See EXHIBIT "A" attached hereto and made a part hereof.


**NOTE:** The above legal description appeared previously in that certain GRANT, BARGAIN, SALE DEED recorded in the office of the County Recorder of Douglas County, Nevada, on April 26, 2023, as Document No. 2023-995956 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.

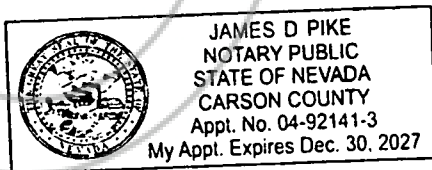
Executed on April 2, 2024, in the county of Douglas, state of Nevada.

  
 \_\_\_\_\_  
 KLAUS FRITZ EHMANN

  
 \_\_\_\_\_  
 EYVOR BIRGITTA EHMANN

STATE OF NEVADA        )  
                                   ): ss  
 COUNTY OF DOUGLAS    )

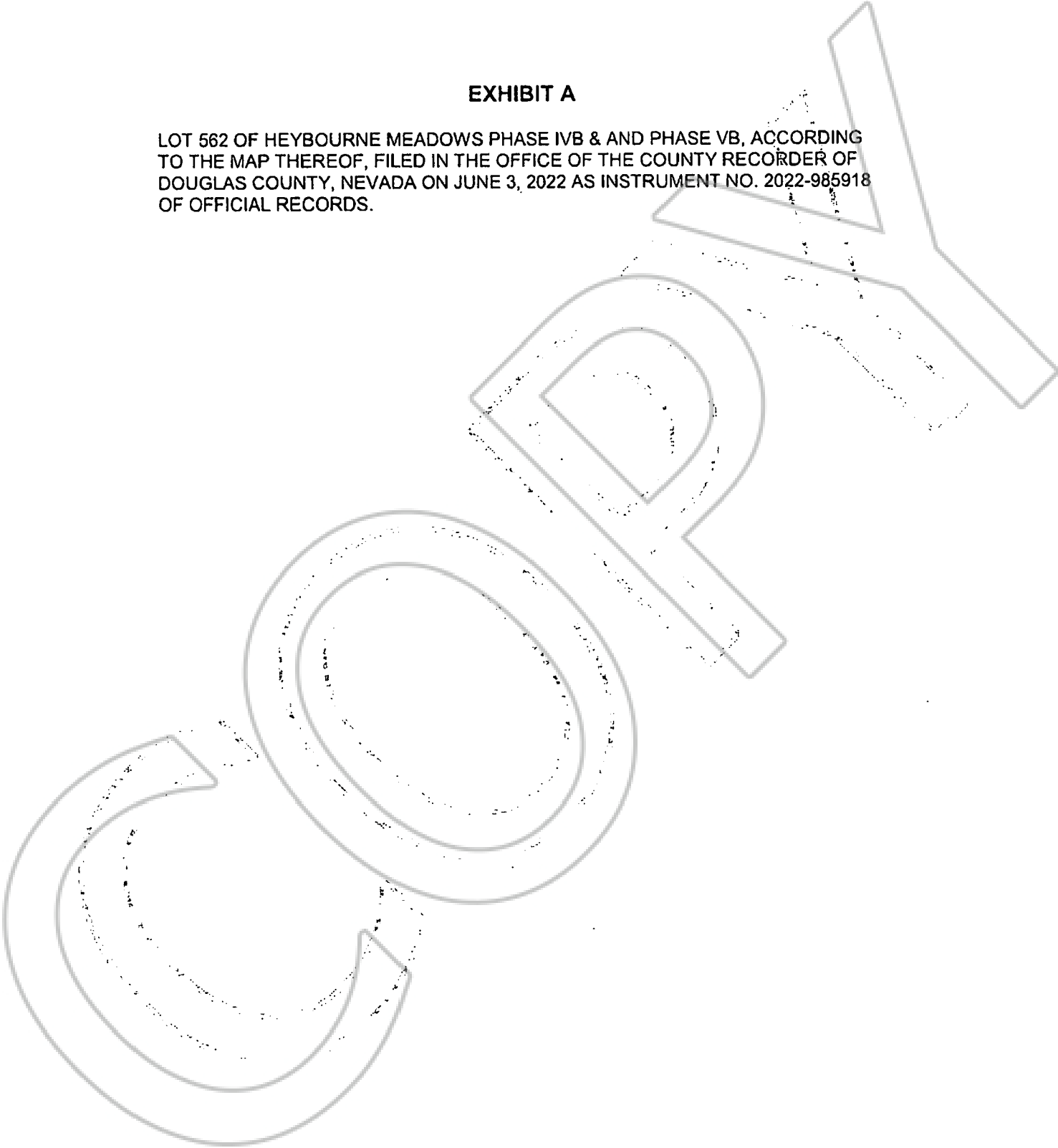
This instrument was acknowledged before me on this April 2, 2024, by KLAUS FRITZ EHMANN and EYVOR BIRGITTA EHMANN.



  
 \_\_\_\_\_  
 NOTARY PUBLIC

**EXHIBIT A**

LOT 562 OF HEYBOURNE MEADOWS PHASE IVB & AND 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.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1320-29-711-040 \_\_\_\_\_
- 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: <i>Verified Trust</i>	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 0  
 ( 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 *[Signature]* Capacity Grantor/Grantee

Signature *[Signature]* Capacity Grantor/Grantee

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

Print Name: Klaus and Eyvor Ehmann  
 Address: 1122 Tussocks Trail  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: Klaus and Eyvor Ehmann, Trustees  
 Address: 1122 Tussocks Trail  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_