

DOUGLAS COUNTY, NV

2024-1006469

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

04/09/2024 03:14 PM

FENNEMORE LAW

SHAWNYNE GARREN, RECORDER

E07

Recording requested by:

FENNEMORE.WKBKY

When recorded mail to:

CECELIA G. GALLAGHER, Trustee
c/o Robin L. Klomparens, Esq.
FENNEMORE.WKBKY
10640 Mather Blvd., Suite 200
Mather, CA 95655

Space above this line for recorder's use

GRANT DEED

THIS INDENTURE WITNESSETH: that CECELIA G. GALLAGHER, a Widow, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, does hereby grant to CECELIA G. GALLAGHER, Trustee of the CECELIA G. GALLAGHER TRUST, all that real property situated in the County of Douglas, State of Nevada described as follows:

Lot 527, as shown on the map of Gardnerville Ranchos Unit NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974 as Document No. 72456.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

APN: 1220-21-710041

Address: 1366 Leonard Road, Gardnerville, NV 89460

Witness my hand this 06 day of April, 2024


CECELIA G. GALLAGHER

MAIL TAX STATEMENTS TO:

CECELIA G. GALLAGHER, Trustee, 14306 Baker Street, Westminster, CA 96283

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On April 6, 2024, before me, Monica M Rogers, a notary public, personally appeared CECELIA G. GALLAGHER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Monica M Rogers



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-21-710041
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>SG - Trust Verified</u>	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: to or from trust without consideration

5. Partial Interest: Percentage being transferred: 100.0 %

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 Cecelia G. Gallagher Capacity Grantor

Signature Cecelia G. Gallagher Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Cecelia G. Gallagher
 Address: 14306 Baker Street
 City: Westminster
 State: CA Zip: 92683

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Cecilia G. Gallagher, Trustee of the
 Print Name: Cecelia G. Gallagher Trust
 Address: 14306 Baker Street
 City: Westminster
 State: CA Zip: 92683

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Robin L. Klomparens, Esq. Escrow # _____
 Address: 10640 Mather Boulevard, Suite 200
 City: Mather State: CA Zip: 95655

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