

A.P.N. 1318-09-812-003

**Recording Requested by
and Return to:**

Jason C. Morris, Esq.
Woodburn and Wedge
P.O. Box 2311
Reno, NV 89505



SHAWNYNE GARREN, RECORDER

E07

Send Tax Statements to Grantee:

Galea Johnson Family Trust
Christopher Galea, Trustee
Andolyn Johnson, Trustee
1840 Manzanita Lane
Reno, NV 89509

GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED is made by and between **Christopher Galea and Andolyn Johnson, husband and wife, as community property with right of survivorship** (hereinafter referred to as "Grantors"), and **Christopher Galea and Andolyn Johnson, as Trustees of the Galea Johnson Family Trust dated April 22, 2024** (hereinafter referred to as "Grantee").

WITNESSETH:

WHEREAS, Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to them in hand paid by the Grantee, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN and SELL unto the Grantee and to its successors and assigns forever, all the right, title and interest in that certain real property situate, lying and being in the County of Douglas, State of Nevada, and more particularly described as follows:

Lots 9, 10, and 11, in Block G, of Amended Map of Subdivision, No. 2 of Zephyr Cove Properties, Inc., according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on August 5th, 1929, as Document No. 267.

**Commonly known as: 605 Freel Drive
Glenbrook, Nevada 89431**

TOGETHER WITH the appurtenances and all rents, issues and profits thereof, and all right, title and interest of the Grantors therein or thereto, or which they may hereafter acquire.

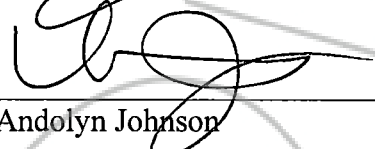
TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantors have executed these presents on this 22 day of April, 2024.

GRANTORS:



Christopher Galea



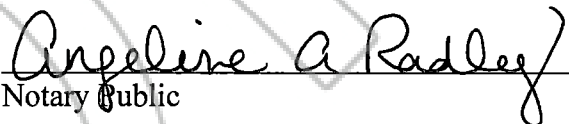
Andolyn Johnson

Notary Acknowledgment

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

This instrument was acknowledged before me on this 22nd day of April, 2024, by Christopher Galea and Andolyn Johnson.





Notary Public

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-09-812-003
 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>Verified Trust - J</u>	

3. Total Value/Sales Price of Property: \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) (0.00
 Transfer Tax Value: \$ 0.00
 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: Conveyance to revocable living trust
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 Angel Radley Capacity Legal Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Christopher Galea and Andolyn Johnson
 Address: 1840 Manzanita Lane
 City: Reno
 State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Christopher Galea and Andolyn Johnson, as Trustees of the Galea Johnson Family Trust
 Address: 1840 Manzanita Lane
 City: Reno
 State: NV Zip: 89509

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

Print Name: Woodburn & Wedge; Jason C. Morris, Esq. Escrow # n/a
 Address: PO Box 2311
 City: Reno State: NV Zip: 89505

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