

APN: 1419-12-610-008  
Recording Requested and Mail To:



JENNIFER MAHE, ESQ.  
MAHE LAW, LTD.  
707 N. Minnesota Street, Suite D  
Carson City, NV 89703

SHAWNYNE GARREN, RECORDER E07

Affiant's Address/Mail Tax Statements To:

Jack Allen Kuehl and  
Victoria Mary Kuehl, Trustees  
3506 Arcadia Ave.  
Carson City, NV 89705

The parties executing this document hereby affirm  
that this document submitted for recording does  
not contain the social security number of any  
person or persons pursuant to NRS 239B.230.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on 4-29-24, 2024, by and between JACK A.  
KUEHL and VICKIE M. KUEHL, husband and wife as joint tenants, Grantors, and JACK ALLEN  
KUEHL and VICTORIA MARY KUEHL as Trustees of THE KUEHL FAMILY 2024 TRUST,  
dated 4-29-24, 2024, Grantees,

WITNESSETH:

That the Grantors, in consideration of the sum of Ten and No/100 Dollars (\$10.00),  
lawful money of the United States, and other good and valuable consideration to in hand paid by the  
Grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell  
to the Grantees, and to its successors and assigns, all that certain lot, piece, or parcel of land situated  
in Douglas County, State of Nevada, and more particularly described as follows:

Lot 45, of VALLEY VIEW SUBDIVISION NO. 2, according to the  
map thereof, filed in the office of the County Recorder of Douglas  
County, State of Nevada, on April 6, 1964, in Book 23, at Page 187,

as Document No. 24786.

Pursuant to NRS 111.312(6), the attached legal description was previously recorded with the Douglas County Recorder's Office on August 7, 1990, as Document No. 231821.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

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

IN WITNESS WHEREOF, the Grantors have executed this conveyance the day and year first above written.

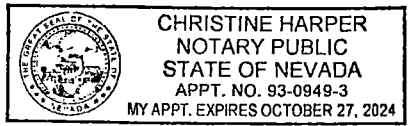
*Jack A. Kuehl*  
JACK A. KUEHL

*Vickie M. Kuehl*  
VICKIE M. KUEHL

STATE OF NEVADA        )  
                                  : ss.  
CARSON CITY            )

On April 29th, 2024, personally appeared before me, a notary public, JACK A. KUEHL and VICKIE M. KUEHL, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing instrument, who acknowledged to me that they executed the foregoing Grant, Bargain and Sale Deed.

*Christine Harper*  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

**FOR RECORDERS OPTIONAL USE ONLY**  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 DATE OF RECORDING: 5/1/24 Frank de  
 NOTES: \_\_\_\_\_ AS

1. Assessor Parcel Number(s)  
 a) 1419-12-610-008  
 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 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 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 # 7  
 b. Explain Reason for Exemption: a transfer of title from a trust without consideration  
if an Affidavit of Certification of Trust is presented at the time of recording.

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 \_\_\_\_\_ Capacity Agent for Grantors

Signature \_\_\_\_\_ Capacity Agent for Grantees

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

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

Print Name: Jack A. Kuehl and Vickie M. Kuehl  
 Address: 3506 Arcadia Ave.  
 City: Carson City  
 State: Nevada Zip: 89705

Print Name: Jack Allen Kuehl and Victoria Mary Kuehl, Trustees  
 Address: 3506 Arcadia Ave.  
 City: Carson City  
 State: Nevada Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Jennifer Mahe, Esq. Escrow # \_\_\_\_\_  
 Address: 707 No. Minnesota, Ste D  
 City: Carson City State: NV Zip: 89703

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