

APN: 1022-11-002-016

R.P.T.T.: \$0.00

Exempt: (NRS 375.090, Section 7)

**This Document Prepared and
After Recording, Return and
Mail Tax Statements To:**

Stephen P. Schoelen and
Patricia A. Schoelen, as co-Trustees
4140 Gray Hills Road
Wellington, NV 89444

Send Subsequent Tax Bills To:

Stephen P. Schoelen and
Patricia A. Schoelen, as co-Trustees
4140 Gray Hills Road
Wellington, NV 89444
Phone: 559-270-2966



SHAWNYNE GARREN, RECORDER

E07

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

STEPHEN P. SCHOELEN and PATRICIA A. SCHOELEN, husband and wife,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby
acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to:

STEPHEN P. SCHOELEN and PATRICIA A. SCHOELEN, as co-Trustees of THE
STEVE AND PATTY SCHOELEN TRUST, U/A dated May 9th, 2024,
the GRANTEE,

Whose mailing address is 4140 Gray Hills Road, Wellington, NV 89444;

All of the following described real estate situated in the County of Douglas, State of Nevada:

Lot 24 as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 1,
according to the map thereof, filed in the office of the County Recorded of
Douglas County, State of Nevada, on December 4, 1963 as Document No. 23962.

Per NRS 111.312 – The Legal Description appeared previously in Grant, Bargain and Sale Deed,
recorded on June 22, 2017, as Document No. 2017-900405 in Douglas County Records, Douglas
County, Nevada.


MORE commonly known as: 4140 Gray Hills Road, Wellington, NV 89444.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements
that are now of record, if any.

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

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 9 day of May, 2024.


STEPHEN P. SCHOELEN

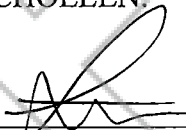

PATRICIA A. SCHOELEN

State of Nevada
County of Douglas

This instrument was acknowledged before me on this 9 day of May, 2024, by STEPHEN P. SCHOELEN and PATRICIA A. SCHOELEN.

(Notary stamp)




(Signature of notarial officer)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):
 a. 1022-11-002-016
 b. _____
 c. _____
 d. _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: *Verified Just of*

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Townhouse d. 2-4 Plex
 e. Apt. Bldg f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other: _____

3. a. Total Value /Sales Price of Property:		<u>NO SALE</u>
b. Deed in Lieu of Foreclosure Only (value of property)	\$	<u>(0.00)</u>
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due:	\$	<u>0.00</u>

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer without consideration to a revocable, inter-vivos trust for the benefit of the grantors.

5 Partial Interest: Percentage being transferred: **100 %**

The undersigned declare and acknowledge, 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: *Stephen P. Schoelen* Capacity: Grantor

Signature: *Patricia A. Schoelen* Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: STEPHEN P. SCHOELEN and
 PATRICIA A. SCHOELEN
 Address: 4140 Gray Hills Road
 City: Wellington
 State NV Zip: 89444

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: STEPHEN P. SCHOELEN and
 PATRICIA A. SCHOELEN, co-trustees
 Address: Same as Grantor
 City: Same as Grantor
 State: Same as Grantor Zip: Same as Grantor

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

AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED