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SHAWNYNE GARREN, RECORDER

E07

APN: 1420-07-722-042

**RECORDING REQUESTED BY and
AFTER RECORDING MAIL THIS DOCUMENT TO:**

Merrill A. Hanson, Esq.
LAW OFFICE OF MERRILL A. HANSON, APC
1591 Mono Ave.
Minden, NV 89423

MAIL TAX STATEMENTS TO GRANTEE:

Jeffrey Scott Eschen and
Jessica Sue Eschen, Trustees
911 Summer Court
CARSON CITY, NV 89705

We the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

GRANT DEED

For no consideration, Jeffrey Scott Eschen and Jessica Sue Eschen, husband and wife as community property with rights of survivorship

Hereby GRANT to Jeffrey Scott Eschen and Jessica Sue Eschen, Trustees of the Eschen Family Living Trust dated 04/17/2024, as community property

the following real property situated in the County of Douglas, State of Nevada:

Lot 34 as shown on the Final Map PD 05-002 for PHAS I OF THE COTTAGES AT INDIAN HILLS A PLANNED UNIT DEVELOPMENT, filed for record in the office of the Douglas County Recorder, State of Nevada, on June 30, 2009 in Book 609 at Page 9366 as Document 746279, Official Records and Amended Plat of THE COTTAGES AT INDIAN HILLS A PLANNED UNIT DEVELOPMENT, filed for record in the office of the Douglas County Recorder, State of Nevada, on September 22, 2021 as Document No. 2021-974384, Official Records.

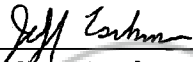
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Commonly known as: 911 Summer Court, CARSON CITY, NV 89705

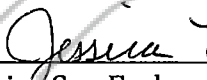
The undersigned Grantors declare:

Documentary transfer tax is \$0.00. No consideration given. This conveyance transfers the Grantors' interest to the trustees of their revocable living trust.

Dated: April 17, 2024.



Jeffrey Scott Eschen



Jessica Sue Eschen

ACKNOWLEDGEMENT

State of Nevada)

County of Douglas)

This instrument was acknowledged before me on April 17, 2024 by Jeffrey Scott Eschen and Jessica Sue Eschen.



NOTARY PUBLIC SIGNATURE & SEAL



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-07-722-042
 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: <u>5/28/24</u>	
NOTES: <u>Trust Doc # 48</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: A transfer of title to or from a trust without consideration

5. Partial Interest: Percentage being transferred: _____ %

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 Jeff Eschen Jessica Eschen Capacity _____ Grantor

Signature Jeff Eschen Jessica Eschen Capacity _____ Grantor, Trustees of Eschen Trust

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jeffrey Scott Eschen and Jessica Sue Eschen
 Address: 911 Summer Court
 City: Carson City
 State: Nevada Zip: 89705

Print Name: Jeffrey Scott Eschen and Jessica Sue Eschen
 Address: 911 Summer Court
 City: Carson City
 State: Nevada Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)
 Print Name: Merrill A. Hanson, Esq. Escrow # _____
 Address: 1591 Mono Ave.
 City: Minden State: NV Zip: 89423