



SHAWNYNE GARREN, RECORDER

E07

This document does not contain a social security number.

Natalia K. Vander Laan, Esq.

APN: 1220-21-810-006

Recording requested by:)
Joseph and Teresa Ramirez)
624 Bluerock Road)
Gardnerville, NV 89460)

When recorded mail to:)
Joseph and Teresa Ramirez)
624 Bluerock Road)
Gardnerville, NV 89460)

Mail tax statement to:)
Joseph and Teresa Ramirez)
624 Bluerock Road)
Gardnerville, NV 89460)

RPTT: \$0.00 Exempt (7)
Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

GRANT DEED

THIS INDENTURE WITNESSETH THAT:

JOSEPH RAMIREZ and TERESA ANNE RAMIREZ, who took title as JOE RAMIREZ AND TERESA A. RAMIREZ, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

For NO consideration, do hereby Grant unto:
Joseph Ramirez and Teresa Anne Ramirez Trustees
JOSEPH RAMIREZ AND TERESA ANNE RAMIREZ REVOCABLE LIVING TRUST, dated June 6, 2024, and any amendments thereto.

ALL their interest in that real property situated in the county of Douglas, state of Nevada, more particularly described below, 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.

Legal Description:

Lot 117, 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, in Book 374, Page 676, as File No. 72456.

NOTE: The above legal description appeared previously in that certain TRANSFER OF DEATH DEED recorded in the office of the County Recorder of Douglas County, Nevada, on September 8, 2016, as Document No. 2016-887275 of Official Records.

Subject to:

1. Taxes for the current fiscal year, paid current.
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Executed on June 6, 2024, in the county of Douglas, state of Nevada.



 JOSEPH RAMIREZ




 TERESA ANNE RAMIREZ


STATE OF NEVADA)
): ss
 COUNTY OF DOUGLAS)

This instrument was acknowledged before me on this June 6, 2024, by JOSEPH RAMIREZ and TERESA ANNE RAMIREZ.

ABIGAIL KEATING
 Notary Public-State of Nevada
 APPT. NO. 24-7269-05
 My Appt. Expires 05-06-2028



 NOTARY PUBLIC

 ABIGAIL KEATING
 Notary Public-State of Nevada
 APPT. NO. 24-7269-05
 My Appt. Expires 05-06-2028

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1220-21-810-006 _____
- 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
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <i>Verified Trust - JP</i>	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 0
 (0)
 Transfer Tax Value: \$ 0
 Real Property Transfer Tax Due \$ 0

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, if the transfer is made 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 Joseph Ramirez Capacity Grantor/Grantee

Signature Teresa A. Ramirez Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Joseph and Teresa Ramirez
 Address: 624 Bluerock Road
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Joseph and Teresa Ramirez, Trustees
 Address: 624 Bluerock Road
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____