

APN: 1320-33-816-035

Recording Requested By:
Robert P. Huckaby, Attorney at Law

When Recorded Mail To:

Leland Rix
1341 E. Marion Russell Dr.
Gardnerville, NV 89410

Mail tax statements to Grantee at address shown above.

DOUGLAS COUNTY, NV 2024-1009116

Rec:\$40.00
Total:\$40.00
LELAND RIX

06/14/2024 11:16 AM

Pgs=2



00182705202410091160020026

SHAWNYNE GARREN, RECORDER

E07

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That LELAND J. RIX, as successor Trustee of the JAMES RIX FAMILY TRUST dated April 30, 2014, as a gift for no consideration,

does hereby Grant, Bargain, Sell and Convey to LELAND J. RIX and LUONIA N. RIX, husband and wife as joint tenants, and to the heirs and assigns of such Grantee forever,

that certain real property in the County of Douglas, State of Nevada, commonly known as 1341 East Marion Russell Drive, Gardnerville, Nevada, more particularly described as

Lot 48, Block C, as shown on the Final Subdivision Map No. 1006-11 for Chichester Estates Phase 11, filed in the office of the County Recorder of Douglas County, Nevada on December 27, 2002, in Book 1202, at Page 12732, as Document No. 562225, and by Certificate of Amendment recorded on March 27, 2003 in Book 0303, at Page 13037, as Document No. 0571430, Douglas County, Nevada Official Records

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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.

I certify this document does not contain the social security number of any person.

Dated: June 14, 2024

Leland J. Rix

STATE OF NEVADA)
COUNTY OF DOUGLAS) SS.

This Instrument was acknowledged before me on June 14, 2024 by Leland J. Rix

Notary Public
My commission expires 10/10/2025

NIKOLE WHITE
Notary Public
State of Nevada
Appt. No. 21-7429-01
My Appt. Expires October 18, 2025

**STATE OF NEVADA
DECLARATION OF VALUE**

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument#: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: Verified Trust - J

1. Assessor Parcel Number (s)
 (a) 1320-33-816-035
 (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: Transfer from 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 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 [Signature] Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)
 Print Name: Leland J. Rix Trustee *
 Address: 1341 E Marion Russell Dr
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Leland and Luonia Rix
 Address: 1341 E Marion Russell Dr
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

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

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

* James Rix Family Trust