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SHAWNYNE GARREN, RECORDER

E07

Natalia K. Vander Laan, Esq.

APN: 1220-24-501-048

Recording requested by:)
Julie Kliewer)
745 Mustang Lane)
Gardnerville, NV 89410)

When recorded mail to:)
Julie Kliewer)
745 Mustang Lane)
Gardnerville, NV 89410)

Mail tax statement to:)
Julie Kliewer)
745 Mustang Lane)
Gardnerville, NV 89410)

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

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

JULIE SANCHEZ KLIEWER, who holds title as JULIE SANCHEZ KLIEWER, an unmarried woman as her sole and separate property,

For NO consideration, does hereby Grant, Bargain, Sell, and Convey to:

JULIE SANCHEZ KLIEWER, Trustee, or her successors in Trust, under the JULIE KLIEWER REVOCABLE LIVING TRUST, dated June 20, 2024, and any amendments thereto

ALL her 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.

///
///

Legal Description:

See EXHIBIT "A" LEGAL DESCRIPTION attached hereto and made a part hereof.

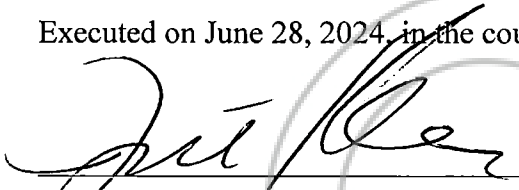
NOTE: The above legal description appeared previously in that certain GRANT, BARGAIN, SALE DEED recorded in the office of the County Recorder of Douglas County, Nevada, on August 26, 2020, as Document No. 2020-951380 of Official Records.

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.

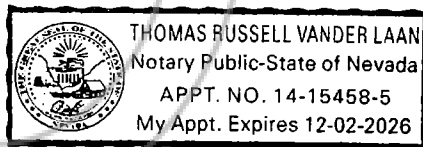
This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Executed on June 28, 2024, in the county of Douglas, state of Nevada.


 JULIE SANCHEZ KLIEWER

STATE OF NEVADA)
): ss
 COUNTY OF DOUGLAS)

This instrument was acknowledged before me on this June 28, 2024, by JULIE SANCHEZ KLIEWER.





 NOTARY PUBLIC

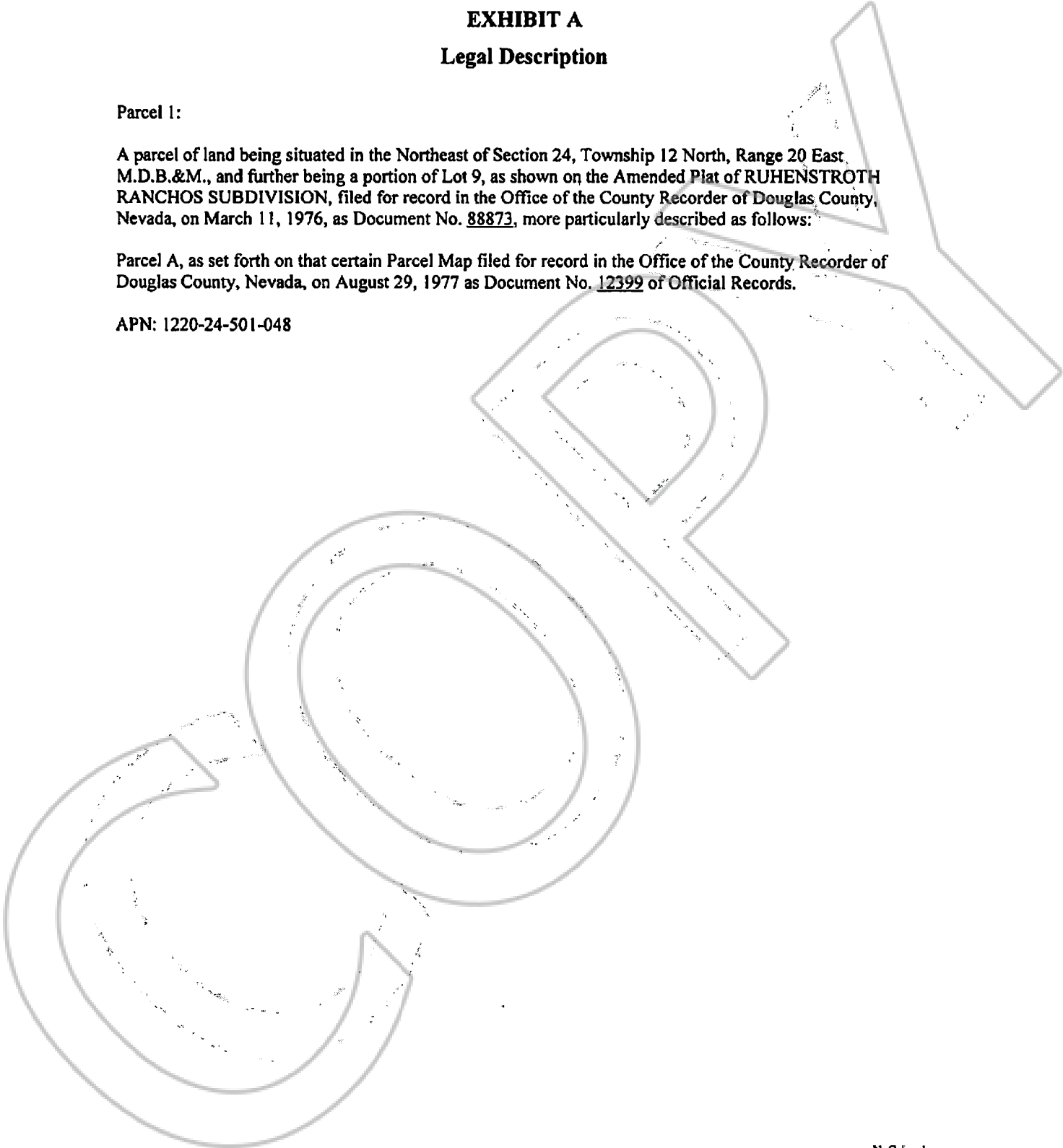
EXHIBIT A
Legal Description

Parcel 1:

A parcel of land being situated in the Northeast of Section 24, Township 12 North, Range 20 East, M.D.B.&M., and further being a portion of Lot 9, as shown on the Amended Plat of RUHENSTROTH RANCHOS SUBDIVISION, filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 11, 1976, as Document No. 88873, more particularly described as follows:

Parcel A, as set forth on that certain Parcel Map filed for record in the Office of the County Recorder of Douglas County, Nevada, on August 29, 1977 as Document No. 12399 of Official Records.

APN: 1220-24-501-048



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1220-24-501-048 _____
- 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: <u>6/28/24</u>	
Notes: <u>Verified Grant AR</u>	

3. Total Value/Sales Price of Property \$ 0

Deed in Lieu of Foreclosure Only (value of property) (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 _____ Capacity Grantor/Grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Julie Kliewer
 Address: 745 Mustang Lane
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Julie Kliewer, Trustee
 Address: 745 Mustang Lane
 City: Gardnerville
 State: NV Zip: 89410

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

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