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SHAWNYNE GARREN, RECORDER E07

Natalia K. Vander Laan, Esq.

APN: 1221-05-001-080

Recording requested by:)
Terrance and Tanja Evans)
2346 Jacobsen Lane)
Gardnerville, NV 89410)

When recorded mail to:)
Terrance and Tanja Evans)
2346 Jacobsen Lane)
Gardnerville, NV 89410)

Mail tax statement to:)
Terrance and Tanja Evans)
2346 Jacobsen 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, and SALE DEED

THIS INDENTURE WITNESSETH THAT:

TERRANCE SCOTT EVANS and TANJA MARIA EVANS, who took title as Tanja M. Evans and Terrance S. Evans, wife and husband as joint tenants with the right of survivorship,

For NO consideration, do hereby Grant, Bargain, Sell, and Convey unto:

TERRANCE SCOTT EVANS and TANJA MARIA EVANS, Trustees, or their successors in Trust, under the TERRANCE AND TANJA EVANS REVOCABLE LIVING TRUST, dated June 26, 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 tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Legal Description:

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


NOTE: The above legal description appeared previously in that certain Grant, Bargain, and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada, on September 11, 2019, as Document No. 2019-934992 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 26, 2024, in the county of Douglas, state of Nevada.




 TERRANCE SCOTT EVANS



 TANJA MARIA EVANS

STATE OF NEVADA)
): ss
 COUNTY OF DOUGLAS)

This instrument was acknowledged before me on this June 26, 2024, by TERRANCE SCOTT EVANS and TANJA MARIA EVANS.

 JAMES D PIKE
 NOTARY PUBLIC
 STATE OF NEVADA
 CARSON COUNTY
 Appt. No. 04-92141-3
 My Appt. Expires Dec. 30, 2027



 NOTARY PUBLIC

EXHIBIT "A"

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All that real property situate within a portion of the Northeast 1/4 of Section 5, Township 12 North, Range 21 East, M.D.M., County of Douglas, State of Nevada, further described as a portion of Lot 3 and Lot 2, Block A, as shown on PINENUT HILLS RANCH SUBDIVISION UNIT 1, filed for record December 6, 1984, in Book 1284, at Page 738, as Document No. 110990, in the Official Records of Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 3, as shown on said PINENUT HILLS RANCH SUBDIVISION UNIT 1, said point being on the Northerly right-of-way line of JACOBSEN LANE;

Thence leaving said Northerly right-of-way line of JACOBSEN LANE, along the Westerly line of said Lot 3, NORTH 208.65 feet to the Northwest corner of said Lot 3; Thence South 42°00'00" East, 138.76 feet; Thence North 84°33'17" East 42.97 feet; Thence North 31°30'00" East 176.00 feet; Thence North 71°28'54" East, 94.92 feet to a point on the Westerly right-of-way line of LUPO LANE; Thence along said westerly right-of-way line of LUPO LANE, South 00°32'30" East, 272.27 feet to the beginning of a tangent curve concave to the Northwest, said point being the beginning of the right-of-way return of said LUPO LANE and JACOBSEN LANE; Thence 31.78 feet along the arc of said curve, and said right-of-way return, having a radius of 20.00 feet, through central angle of 91°02'30" to a point on the Northerly right-of-way line of JACOBSEN LANE: Thence along said Northerly right-of-way line of JACOBSEN LANE, North 89°30'00" West 300.00 feet to THE POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey to Support a Boundary Line Adjustment for Edward H. & Nancy J. Doran and Thomas Paul & Annette Lee Goodeluinias, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 15, 2002 in Book 0402, Page 3966, Document No. 539452, Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 19, 2011, as Document No. 783468 of Official Records.

**Assessor's Parcel Number(s):
1221-05-001-080**

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1221-05-001-080
 b) _____
 c) _____
 d) _____

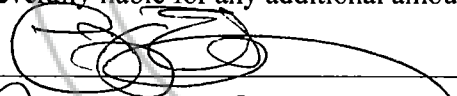

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other _____

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

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 Grantor/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Terrance and Tanja Evans
 Address: 2346 Jacobsen Lane
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Terrance and Tanja Evans, Trustees
 Address: 2346 Jacobsen Lane
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____