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SHAWNYNE GARREN, RECORDER E07

Natalia K. Vander Laan, Esq.

APN: 1419-12-610-025

Recording requested by:)
Christopher and Leanna Michael)
3505 Cherokee Drive)
Carson City, NV 89705)

When recorded mail to:)
Christopher and Leanna Michael)
3505 Cherokee Drive)
Carson City, NV 89705)

Mail tax statement to:)
Christopher and Leanna Michael)
3505 Cherokee Drive)
Carson City, NV 89705)

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:

CHRISTOPHER GLENN MICHAEL and LEANNA DENISE MICHAEL, who took title as Christopher G. Michael and Leanna Michael, Husband and Wife as joint tenants,

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

CHRISTOPHER GLENN MICHAEL and LEANNA DENISE MICHAEL, Trustees, or their successors in Trust, under the CHRISTOPHER AND LEANNA MICHAEL REVOCABLE LIVING TRUST, dated July 10, 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.

///

Legal Description:

Lot 23, as shown on the map of VALLEY VIEW SUBDIVISION NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on April 6, 1964, as File No. 24786.

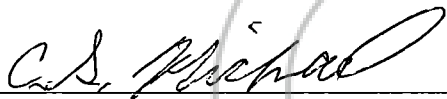
NOTE: The above legal description appeared previously in that certain GRANT, BARGAIN, SALE DEED recorded in the office of the County Recorder of Douglas County, Nevada, on July 14, 2015, as Document No. 2015-866237 of Official Records.

Subject to:

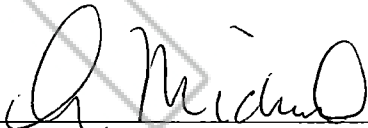
1. Taxes for the current fiscal year, paid current.
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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 July 10, 2024, in the county of Douglas, state of Nevada.



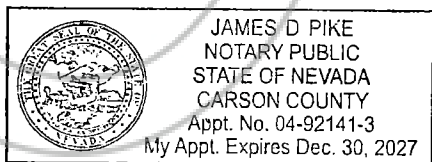
 CHRISTOPHER GLENN MICHAEL



 LEANNA DENISE MICHAEL

STATE OF NEVADA)
): ss
 COUNTY OF DOUGLAS)

This instrument was acknowledged before me on this July 10, 2024, by CHRISTOPHER GLENN MICHAEL and LEANNA DENISE MICHAEL.





 NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-12-610-025
 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>7/26/24</u>	
Notes: <u>Trust per AS</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 *C. Michael* Capacity Grantor/Grantee

Signature *L. Michael* Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Christopher and Leanna Michael
 Address: 3505 Cherokee Drive
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Christopher and Leanna Michael, Trustees
 Address: 3505 Cherokee Drive
 City: Carson City
 State: NV Zip: 89705

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

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