

APN: 1319-30-529-003

RPTT: \$0

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Erik C. Larsen

Larsen MacGraw, LLP

827C Alder Creek Drive

Medford, OR 97504

**UNTIL A CHANGE IS REQUESTED
SEND ALL TAX STATEMENTS TO:**

Diana McCullough

c/o Isler Medford, LLC

Attn: Monte Williams

839 Alder Creek Dr.

Medford, OR 97504

STATUTORY WARRANTY DEED

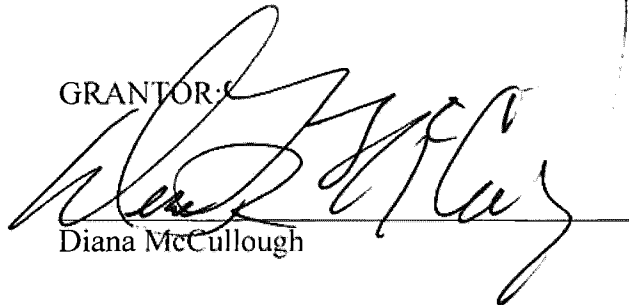
DIANA McCULLOUGH, an unmarried woman, as "Grantor," does hereby convey and warrant unto DIANA L. MCCULLOUGH, trustee of the DIANA L. MCCULLOUGH LIVING TRUST dated July 17, 2024, as "Grantee," all of her right, title and interest in and to that certain real property located in the City of Stateline, County of Douglas, State of Nevada, free of encumbrances other than those current of record, and more particularly described as follows:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

The consideration for this transfer is zero dollars.

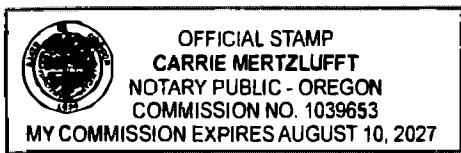
IN WITNESS WHEREOF, Grantor has hereunto subscribed her name to this instrument effective this August 7, 2024.


GRANTOR:


Diana McCullough

STATE OF OREGON)
) ss.
County of Jackson)

On this August 7, 2024, before me, the undersigned Notary Public in and for said State, personally appeared DIANA McCULLOUGH, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.





Notary Public for the State of Oregon

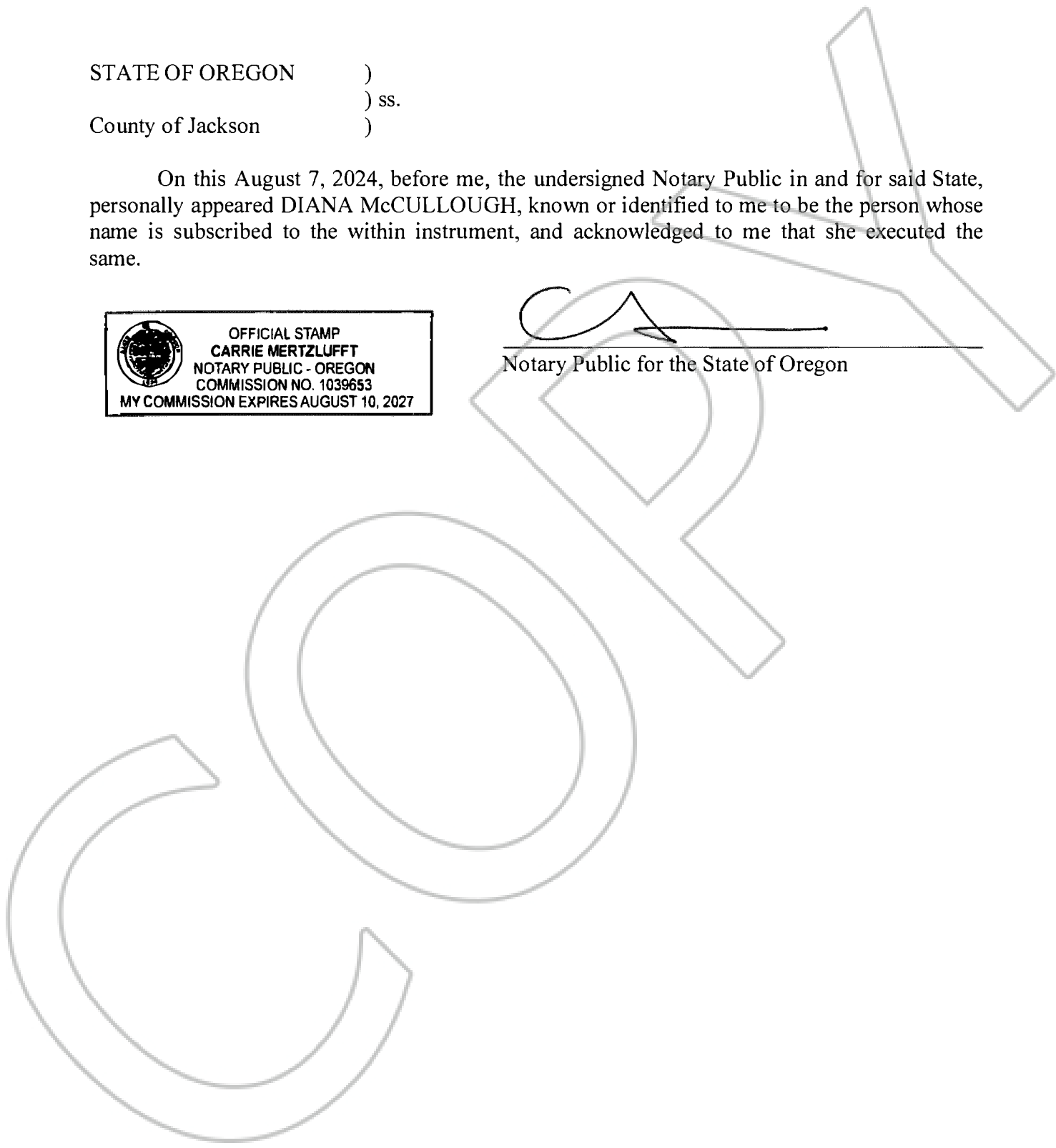


EXHIBIT A

PARCEL 1:

UNIT C, TAHOE VILLAGE CONDOMINIUM 22, AS SET FORTH ON THE CONDOMINIUM MAP OF LOT 22, TAHOE VILLAGE NO. 1, FILED FOR RECORD NOVEMBER 12, 1974 AS DOCUMENT NO. 76341, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL 2:

TOGETHER WITH AN UNDIVIDED 1/4 INTEREST IN AND TO THOSE PORTIONS DESIGNATED AS COMMON AREAS OF TAHOE VILLAGE CONDOMINIUM 22, BEING A CONDOMINIUM MAP OF LOT 22, TAHOE VILLAGE NO. 1 FILED FOR RECORDS NOVEMBER 12, 1974 AS DOCUMENT NO. 76341, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

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Warranty Deed (305 Olympic Ct. Stateline, NV)

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1319-30-529-003
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 _____

FOR RECORDERS OPTIONAL USE ONLY
BOOK _____ PAGE _____
DATE OF RECORDING: _____
NOTES: Verified Trust - js

3. Total Value/Sales Price of Property: \$ \$0.00
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ \$0.00
Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # 7
b. Explain Reason for Exemption: transfer to revocable living trust for no consideration

5. Partial Interest: Percentage being transferred: 100.0 %

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: [Signature] Capacity: _____ Grantor
Signature: [Signature] Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Diana McCullough
Address: 839 Alder Creek Dr.
City: Medford
State: OR Zip: 97504

BUYER (GRANTEE) INFORMATION (REQUIRED) * Diana L. McCullough Living Trust dtd 7-17-2024
Print Name: Diana L. McCullough, trustee of the *
Address: 839 Alder Creek Dr.
City: Medford
State: OR Zip: 97504

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)
Print Name: Erik C. Larsen Escrow # _____
Address: 827 Alder Creek Dr., Suite C
City: Medford State: OR Zip: 97504

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)