



SHAWNYNE GARREN, RECORDER

E07

This document does not contain a social security number.

Natalia K. Vander Laan, Esq.

APN: 1420-33-213-017

Recording requested by:)
Larry and Nancy Goins)
11054 Arroyo Drive)
Whittier, CA 90604)

When recorded mail to:)
Larry and Nancy Goins)
11054 Arroyo Drive)
Whittier, CA 90604)

Mail tax statement to:)
Larry and Nancy Goins)
11054 Arroyo Drive)
Whittier, CA 90604)

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:

LARRY GOINS and NANCY GOINS, who took title as LARRY GOINS AND NANCY OLIVE GOINS, husband and wife, as joint tenants with right of survivorship, and not as tenants in common,

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

LARRY GOINS and NANCY GOINS, as Trustees of THE GOINS FAMILY TRUST, dated June 12, 2024.

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, and any reversions, remainders, rents, issues or profits thereof.

Legal Description:

Lot 28, Block D, as shown on the Final Map of WILDHORSE UNIT 1, A PLANNED UNIT DEVELOPMENT, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 3, 1989, in Book 889, Page 450, as Document No. 207982.

NOTE: The above legal description appeared previously in that certain JOINT TENANCY DEED recorded in the office of the County Recorder of Douglas County, Nevada, on February 28, 1995, as Document No. 357044 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 8/7, 2024, in the county of LA, state of California.

Larry Goins
LARRY GOINS

Nancy Goins
NANCY GOINS
Nancy Olive Goins

STATE OF CALIFORNIA)
): ss
COUNTY OF _____)

This instrument was acknowledged before me on this _____, 2024, by _____

(See Attached)
NOTARY PUBLIC

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On August 7, 2024 before me, Juana C Rivero - Notary Public

Date

Here Insert Name and Title of the Officer

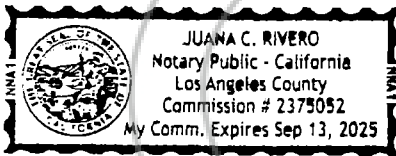
personally appeared Larry Boins, Nancy Olive Boins

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Juana C Rivero
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain Sale Deed

Document Date: August 7, 2024 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Larry Olive Boins/Nancy Olive Boins Signer's Name: N/A

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: Self

Signer Is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-33-213-017
- 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: <u>Not Trust OK.</u>	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 0
 Transfer Tax Value: (0)
 Real Property Transfer Tax Due: \$ 0
\$ 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 Larry Goins Capacity Grantor/Grantee

Signature Nancy Goins Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Larry and Nancy Goins
 Address: 11054 Arroyo Drive
 City: Whittier
 State: CA Zip: 90604

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Larry and Nancy Goins, Trustees
 Address: 11054 Arroyo Drive
 City: Whittier
 State: CA Zip: 90604

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

Print Name: Vander Loan Law Firm Escrow #: _____
 Address: 1618-B HWY 925 N
 City: Minden State: NV Zip: 89423