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SHAWNYNE GARREN, RECORDER

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This document does not contain a social security number.

Natalia K. Vander Laan, Esq.

APN: 1420-28-110-029

Recording requested by: )  
Kevin and Colleen Julian )  
2980 Del Rio Lane )  
Minden, NV 89423 )

When recorded mail to: )  
Kevin and Colleen Julian )  
2980 Del Rio Lane )  
Minden, NV 89423 )

Mail tax statement to: )  
Kevin and Colleen Julian )  
2980 Del Rio Lane )  
Minden, NV 89423 )

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:

KEVIN ROBERT JULIAN and COLLEEN PATRICIA JULIAN, who took title as Kevin R. Julian and Colleen P. Julian husband and wife as joint tenants,

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

KEVIN ROBERT JULIAN and COLLEEN PATRICIA JULIAN, Trustees, or their successors in Trust, under the KEVIN AND COLLEEN JULIAN REVOCABLE LIVING TRUST, dated July 31, 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 97, in Block C, as shown on the final map 98-045-3 of SARATOGA SPRINGS ESTATES UNIT NO. III, planned unit development recorded in the office of the County Recorder of Douglas County, Nevada, on June 23, 1998 in Book 698, Page 5063, as Document No. 442616.

**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 January 7, 2022, as Document No. 2022-979468 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 31, 2024, in the county of Carson City, state of Nevada.

  
 \_\_\_\_\_  
 KEVIN ROBERT JULIAN


  
 \_\_\_\_\_  
 COLLEEN PATRICIA JULIAN

STATE OF NEVADA            )  
   ): ss  
 COUNTY OF Carson City    )

This instrument was acknowledged before me on this July 31, 2024, by KEVIN ROBERT JULIAN and COLLEEN PATRICIA JULIAN.

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

  
 \_\_\_\_\_  
 NOTARY PUBLIC

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

GRANT, BARGAIN, SALE DEED

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-28-110-029  
 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>11-1-04</u>	
Notes: <u>Trust OK</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 [Signature] Capacity Grantor/Grantee

Signature [Signature] Capacity Grantor/Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Kevin and Colleen Julian  
 Address: 2980 Del Rio Lane  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Kevin and Colleen Julian, Trustees  
 Address: 2980 Del Rio Lane  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_