



SHAWNYNE GARREN, RECORDER E07

This document does not contain a social security number.

Natalia K. Vander Laan, Esq.

APN: 1320-29-213-007

Recording requested by:)
Jeanette Turnbeaugh)
1083 Wisteria Drive)
Minden, NV 89423)

When recorded mail to:)
Jeanette Turnbeaugh)
1083 Wisteria Drive)
Minden, NV 89423)

Mail tax statement to:)
Jeanette Turnbeaugh)
1083 Wisteria Drive)
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, AND SALE DEED

THIS INDENTURE WITNESSETH THAT:

JEANETTE ANN TURNBEAUGH, who took title as JEANETTE A. TURNBEAUGH, a married woman as her sole and separate property,

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

JEANETTE ANN TURNBEAUGH, Trustee, or her successors in Trust, under the JEANETTE TURNBEAUGH REVOCABLE LIVING TRUST, dated August 13, 2024, and any amendments thereto,

ALL her 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 46, in Block C, as shown on the Official Plat of WINHAVEN UNIT NO. 2, PHASE A, filed for record in the office of the County Recorder on September 14, 1990, in Book 990 of Official Records, at Page 1943, Douglas County, Nevada, as Document No. 234654.

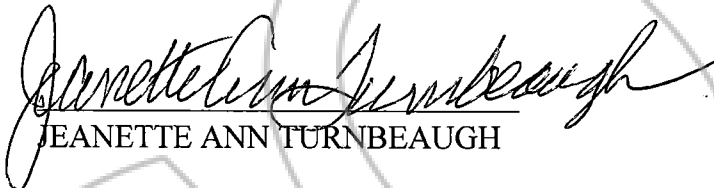
NOTE: The above legal description appeared previously in that certain GRANT, BARGAIN, AND SALE DEED recorded in the office of the County Recorder of Douglas County, Nevada, on March 18, 1996, as Document No. 383496 of Official Records.

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.

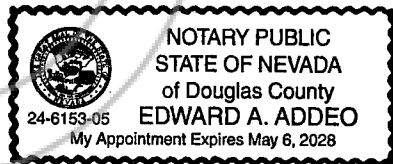
This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.


Executed on August 13, 2024, in the county of Douglas, state of Nevada.


 JEANETTE ANN TURNBEAUGH

STATE OF NEVADA)
): ss
 COUNTY OF DOUGLAS)

This instrument was acknowledged before me on this August 13, 2024, by JEANETTE ANN TURNBEAUGH.




 NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1320-29-213-007
- 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 of</i>	

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

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: *Jeanette Turnbeaugh* Capacity Grantor/Grantee

Signature: _____ Capacity Grantor/Grantee

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

Print Name: Jeanette Turnbeaugh
 Address: 1083 Wisteria Drive
 City: Minden
 State: NV Zip: 89423

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

Print Name: Jeanette Turnbeaugh, Trustee
 Address: 1083 Wisteria Drive
 City: Minden
 State: NV Zip: 89423

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

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