

APN: 1420-07-113-018
Recording Requested and Mail To:

JENNIFER MAHE, ESQ.
MAHE LAW, LTD.
707 N. Minnesota Street, Suite D
Carson City, NV 89703



SHAWNYNE GARREN, RECORDER

E07

Affiant's Address/Mail Tax Statements To:

KAREN HERBERT, Trustee
323 Bayhill Circle
Dayton, NV 89403

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.230.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on Aug. 28, 2024, by and between KAREN HERBERT, as Trustee of THE COLIN AND KAREN HERBERT FAMILY TRUST, dated June 26, 2019, Grantor, and KAREN HERBERT, a single woman, Grantee,

WITNESSETH:

That the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the Grantee, and to its successors and assigns, all that certain lot, piece, or parcel of land situated in Douglas County, State of Nevada, and more particularly described as follows:

Lot 10, in Block D, as shown on the Final Map of Valley Vista Estates 1, Phase 1B filed for record in the office of the Douglas County Recorder on June 2, 1995 in Book 695, Page 389 as Document No. 363386, Official Records

Pursuant to NRS 111.312(6), the attached legal description was

previously recorded with the Douglas County Recorder's Office on June 28, 2019, as Document No. 2019-931134.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

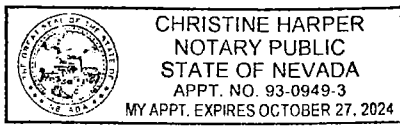
THE COLIN AND KAREN HERBERT FAMILY TRUST, dated June 26, 2019

By: *Karen Herbert*
KAREN HERBERT

STATE OF NEVADA)
 : ss.
CARSON CITY)

On August 28th, 2024, personally appeared before me, a notary public, KAREN HERBERT, personally known (or proved) to me to be the person whose names is subscribed to the foregoing instrument, who acknowledged to me that she executed the foregoing Grant, Bargain and Sale Deed.

Christine Harper
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-07-113-018
 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: <u>8/29/24</u>	
NOTES: <u>Trust OK ~ JHS</u>	

3. Total Value/Sales Price of Property: \$ \$0.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 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 of title without consideration to or from a trust.
Affidavit attached

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 _____ Capacity Agent for Grantor

Signature _____ Capacity Agent for Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Karen Herbert, Trustee
 Address: 323 Bayhill Circle
 City: Dayton
 State: NV Zip: 89403

Print Name: Karen Herbert
 Address: 323 Bayhill Circle
 City: Dayton
 State: NV Zip: 89403

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Mahe Law, Ltd. Escrow # _____
 Address: 707 N. Minnesota Street, Suite D
 City: Carson City State: NV Zip: 89703

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