DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00

2024-1011831

\$40.00

Pgs=3

09/04/2024 01:52 PM

ANDERSON, DORN, & RADER, LTD.

SHAWNYNE GARREN, RECORDER

E03

This document does not contain a social security number.

Lisa Vaclavicek

APN: 1420-29-812-015

### **RECORDING REQUESTED BY:**

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

### AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

### MAIL TAX STATEMENT TO:/GRANTEE:

CHERYL D. WRIGHT, Trustee STEPHEN S. HALE, Trustee 1146 North Fork Trail Minden, NV 89423

RPTT: \$0.00 Exempt (3)

Exempt (3): A transfer to recognize true status - joint tenant to tenants in common, without consideration.

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

CHERYL D. WRIGHT, Trustee of the CHERYL D. WRIGHT REVOCABLE TRUST DATED MARCH 29, 2002, and STEPHEN S. HALE, Trustee of the HALE LIVING TRUST DATED JANUARY 10, 2001, as joint tenants,

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

CHERYL W. HALE, Trustee of the CHERYL D. WRIGHT REVOCABLE TRUST DATED MARCH 29, 2002, as to an undivided 50% interest, and STEPHEN S. HALE, Trustee of the HALE LIVING TRUST DATED JANUARY 10, 2001, as to an undivided 50% interest, as tenants in common.

ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A", attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To:

- 1. Taxes for the Current fiscal year, paid current
- 2. Restrictions, Reservations, 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.

WITNESS our hands, this 3rd day of September, 2024.

hery Whright a.K.a. Chery M. Hale

CHERYL D. WRIGHT, also known as CHERYL W. HALE, Trustee CHERYL D. WRIGHT REVOCABLE TRUST DATED MARCH 29, 2002

STEPHEN S. HALE, Trustee

HALE LIVING TRUST DATED JANUARY 10, 2001

STATE OF NEVADA

}ss:

COUNTY OF WASHOE

This instrument was acknowledged before me, this 3rd day of September, 2024, by CHERYL D. WRIGHT and STEPHEN S. HALE.

Notary Public



## **EXHIBIT "A"**

## **Legal Description:**

Lot 14, in Block A, as set forth on Final Subdivision Map, Planned development PD 02-01 for NORTH FORK TRAILS, filed in the office of the county Recorder of Douglas County on October 20, 2003, in Book 1003, Page 9460, as Document No. 594029.

EXCEPTING THEREFROM all minerals, oil, gas and other hydrocarbons as deeded to STOCK PETROLEUM CO., INC. in Document recorded March 13, 1980 in Book 380, Page 1315, as Document No. 42677, Official Records of Douglas County, Nevada.

APN: 1420-29-812-015

Property Address: 1146 North Fork Trail, Minden, NV 89423



#### STATE OF NEVADA DECLARATION OF VALUE 1. Assessor Parcel Number(s) 1420-29-812-015 b) c) d) 2. Type of Property: a) Vacant Land b) 🗸 Single Fam. Res. 2-4 Plex c) Condo/Twnhse d) FOR RECORDERS OPTIONAL USE ONLY **PAGE** Apt. Bldg Comm'l/Ind'l e) DATE OF RECORDING: Agricultural Mobile Home g) NOTES: Other i) [ Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) 0.00 Transfer Tax Value: Real Property Transfer Tax Due: 0.00 4. If Exemption Claimed: Transfer Tax Exemption per NRS 375.090, Section # b. Explain Reason for Exemption: A transfer to recognize true status - joint tenants to tenants in common 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. Grantor Capacity Grantor Signature Capacity SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION (REQUIRED) (REQUIRED) Cheryl W. Hale, Trustee Cheryl D. Wright, Trustee Print Name: Stephen S. Hale, Trustee Print Name: Stephen S. Hale, Trustee Address: 1146 North Fork Trail Address: 1146 North Fork Trail Minden City: City: Minden State: NV Zip: 89423 State: NV Zip: 89423 COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer) Print Name: Anderson, Dorn & Rader, Ltd. Escrow# Address: 500 Damonte Ranch Pkwy, Suite 860 City: Reno State: NV

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

Zip: 89521