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SHAWNYNE GARREN, RECORDER

E07

Natalia K. Vander Laan, Esq.

APN: 1320-33-719-018

Recording requested by:)
Gary and Nellie Erskine)
1496 Cardiff Drive)
Gardnerville, NV 89410)

When recorded mail to:)
Gary and Nellie Erskine)
1496 Cardiff Drive)
Gardnerville, NV 89410)

Mail tax statement to:)
Gary and Nellie Erskine)
1496 Cardiff Drive)
Gardnerville, NV 89410)

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:

GARY JOSEPH ERSKINE and NELLIE EVA ERSKINE, who took title as Nellie E. Erskine and Gary J. Erskine, wife and husband as joint tenants with rights of survivorship,

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

GARY JOSEPH ERSKINE and NELLIE EVA ERSKINE, Trustees, or their successors in Trust, under the GARY AND NELLIE ERSKINE REVOCABLE LIVING TRUST, dated August 27, 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 tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Legal Description:

LOT 40, BLOCK C OF CHICHESTER ESTATES, PHASE 13, FINAL SUBDIVISION MAP #1006-13, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 4, 2004, IN BOOK 1004, PAGE 1052 AS DOCUMENT NO. 625784, OFFICIAL RECORDS.

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 July 7, 2014, as Document No. 845846 of Official Records.

Subject to:

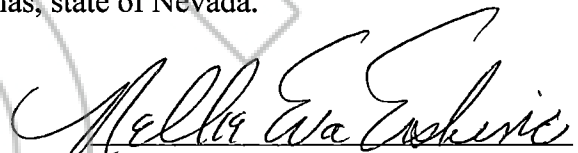
1. Taxes for the current fiscal year, paid current.
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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 27, 2024, in the county of Douglas, state of Nevada.



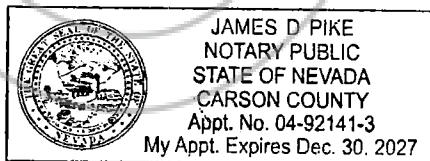
 GARY JOSEPH ERSKINE



 NELLIE EVA ERSKINE

STATE OF NEVADA)
): ss
 COUNTY OF DOUGLAS)

This instrument was acknowledged before me on this August 27, 2024, by GARY JOSEPH ERSKINE and NELLIE EVA ERSKINE.





 NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1320-33-719-018
- 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
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - J</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

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 Gary Erskine Capacity Grantor/Grantee

Signature Nellie Eva Erskine Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Gary and Nellie Erskine
 Address: 1496 Cardiff Drive
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gary and Nellie Erskine, Trustees
 Address: 1496 Cardiff Drive
 City: Gardnerville
 State: NV Zip: 89410

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

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