

DOUGLAS COUNTY, NV

2024-1012536

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VILORIA OLIPHANT OSTER & AMAN, LLP

SHAWNYNE GARREN, RECORDER

E07

APN: 1320-30-211-103

R.P.T.T.: \$0.00

Exempt: (NRS 375.090, Section 7)

This Document Prepared By:

STEPHANIE K. FUNK, ESQ.

Attorney at Law

Viloria, Oliphant, Oster & Aman, L.L.P.

327 California Ave.

Reno, Nevada 89509

775-284-8888

**After Recording, Return and
Mail Tax Statements To:**

1752 HWY 395 DOUGLAS LLC

PO BOX 33370

Peavine Station

Reno, NV 89533

Send Subsequent Tax Bills To:

1752 HWY 395 DOUGLAS LLC

PO BOX 33370

Peavine Station

Reno, NV 89533

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

ELLEN J. PHILLIPS, as Trustee of THE PHILLIPS FAMILY SURVIVOR'S TRUST, U/A dated October 8, 1992, the GRANTOR,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to:

1752 HWY 395 DOUGLAS LLC, the GRANTEE

Whose mailing address is PO BOX 33370, Peavine Station, Reno, NV 89533;

All of the following described real estate situated in the County of Washoe, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 – The Legal Description appeared previously in Grant Bargain and Sale Deed, recorded on April 15, 2024, as Document No. 2024-1006651 in Douglas County Records, Douglas County, Nevada.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

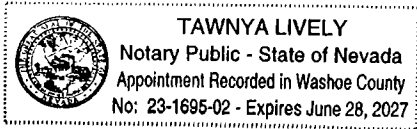
Dated this 26th day of August, 2024.


ELLEN J. PHILLIPS

State of Nevada
County of Washoe

This instrument was acknowledged before me on this 26th day of August, 2024, by ELLEN J. PHILLIPS.

(Notary stamp)



T.D. Lively

(Signature of notarial officer)

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

Ellen J. Phillips
ELLEN J. PHILLIPS

EXHIBIT A

The Land is described as follows:

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 13 North, Range 20 East, M.D.M., described as follows:

Parcel No. 1:

Parcel F, as shown on Record of Survey Map for Foothill Development Group, LLC Minden Ironwood (A Commercial Subdivision), filed for record in the office of the Douglas County Recorder, State of Nevada, on June 14, 2004 in Book 604, at Page 6518, as Document No. 615983.

Parcel No. 2:

A non exclusive easement for ingress and egress as contained in that certain "Declaration of Establishment of Covenants, Conditions and Restrictions and Grants of Easements," and subject to the terms and provisions contained therein, recorded March 24, 1997 in Book No.397, Page 3610 as Document No. 408981 Official Records, Douglas County, Nevada, and re-recorded June 19, 1997 in Book 697, Page 4076 as Document No. 415501, Official Records, Douglas County, Nevada, as amended by instrument recorded December 16, '1997 in Book No. 1297, Page 331 as Document No. 428625 Official Records, Douglas County, Nevada, as further amended by instrument recorded July 12, 2005 in Book No. 705, Page 5496 as Document No. 649471 Official Records, Douglas County, Nevada, as further amended by instrument recorded December 13, 2005 in Book No. 1205, Page 6134 as Document No. 663322 Official Records, Douglas County, Nevada.

APN: 1320-30-211-103

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

- 1. Assessor Parcel Number(s):
 - a. 1320-30-211-103
 - 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: _____

Verified Trust - js

- 3. a. Total Value /Sales Price of Property:
- b. Deed in Lieu of Foreclosure Only (value of property) \$ NO SALE
(0.00)
- c. Transfer Tax Value: \$ 0.00
- d. 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 without consideration from a revocable, inter-vivos trust for the benefit of the grantor.

- 5 Partial Interest: Percentage being transferred: _____ %

The undersigned declare and acknowledge, 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: Ellen J. Phillips Capacity: Grantor

Signature: Ellen J. Phillips Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ellen J. Phillips, trustee of THE PHILLIPS FAMILY SURVIVOR'S TRUST
Address: PO BOX 33370, Peavine Station
City: Reno
State NV Zip: 89533

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: 1752 HWY 395 DOUGLAS LLC
Address: Same as Grantor
City: Same as Grantor
State: Same as Grantor Zip: Same as Grantor

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

STEPHANIE K. FUNK, ESQ.
Attorney at Law
Viloria, Oliphant, Oster & Aman, L.L.P.
327 California Ave.
Reno, Nevada 89509

AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED