

WHEN RECORDED MAIL TO:

Ahrens DeAngeli Law Group
c/o David Wilson
P.O. Box 9500
Boise, Idaho 83707

EUREKA COUNTY, NV **2023-250115**
RPTT:\$0.00 Rec:\$37.00
\$37.00 Pgs=3 **05/17/2023 01:06 PM**
AHRENS DEANGELI LAW GROUP LLP
KATHERINE J. BOWLING, CLERK RECORDER E07

MAIL TAX STATEMENTS TO:

Kimberly Sanchez
53 Golden Road
Mystic, Connecticut 06355

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons (Pursuant to NRS 239b.030)

APN No.: 003-302-17 SPACE ABOVE LINE FOR RECORDER'S USE ONLY
R.P.T.T. \$0.00

GRANT DEED

Janis Roan, a single woman,

FOR NO CONSIDERATION, does hereby Grant, Bargain, Sell and Convey to

Kimberly Sanchez, as Trustee of the Janis Roan Irrevocable Gift Trust, under trust agreement dated January 24, 2023

All that real property situated in the County of Eureka, State of Nevada, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Kimberly Sanchez, POA for Janis Roan
Janis Roan, by Kimberly Sanchez, as attorney-in-fact under that certain Idaho General Durable Power of Attorney signed January 24, 2023

EXHIBIT A

LEGAL DESCRIPTION

All of that certain real property situate in the County of Eureka, State of Nevada, described as follows:

Lot 55, EL CORTEZ RANCHO UNIT NO. 1, according to the official plat thereof in the office of the County Recorder of Eureka County, Nevada.

APN: 003-302-17



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 003-302-17
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|--|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ \$2,700.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 2,700.00
 d. Real Property Transfer Tax Due \$ 15.30

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section (7)
 b. Explain Reason for Exemption: Property is being transferred to a Trust that the grantor is the beneficiary of.

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: *Janis Roan by Kimberly Sanchez agent* Capacity: Grantor

Signature: *Kimberly Sanchez* Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Janis Roan
 Address: 343 Monroe Street
 City: Twin Falls
 State: Idaho Zip: 83301

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kimberly Sanchez, Trustee
 Address: 53 Golden Rd.
 City: Mystic
 State: CT Zip: 06355

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

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