

WHEN RECORDED MAIL TO:

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

MAIL TAX STATEMENTS TO:

Kimberly Sanchez  
53 Golden Road  
Mystic, Connecticut 06355

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

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

SANCHEZ

In witness whereof I hereunto set my hand.

ANDREW FELLOW  
NOTARY PUBLIC  
CONNECTICUT

ANDREW FITCH  
NOTARY PUBLIC  
MY COMMISSION EXPIRES SEPT. 30, 2024

**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. ☒ 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 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: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_

Escrow # \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED