

APN: 013-042-51  
\$0.00 Consideration

Recorded at the Request of and  
When Recorded Return to:  
DAWSON & LORDAHL PLLC  
ATTN: JOHN E. DAWSON, ESQ.  
9130 West Post Road, Suite 200  
Las Vegas, Nevada 89148

Mail Tax Statements to:  
DOUGLAS PAUL TURNER and  
KAREN TURNER  
7713 Four Seasons Drive  
Las Vegas, Nevada 89129

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That DOUGLAS PAUL TURNER and KAREN TURNER, husband and wife as joint tenants, for good and other valuable consideration, does hereby Grant, Bargain, Sell and Convey to DOUGLAS PAUL TURNER and KAREN TURNER, as Trustees of the DOUGLAS AND KAREN TURNER TRUST, dated Feb 14, 2023, as amended, or restated, or their successors, whose address is 7713 Four Seasons Drive, Las Vegas, Nevada 89129, all of their right, title and interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit A attached hereto for complete legal description

Property commonly known as: 3695 Barbara Street, Caliente, Nevada

SUBJECT TO:

1. All general and special taxes for the fiscal year.
2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

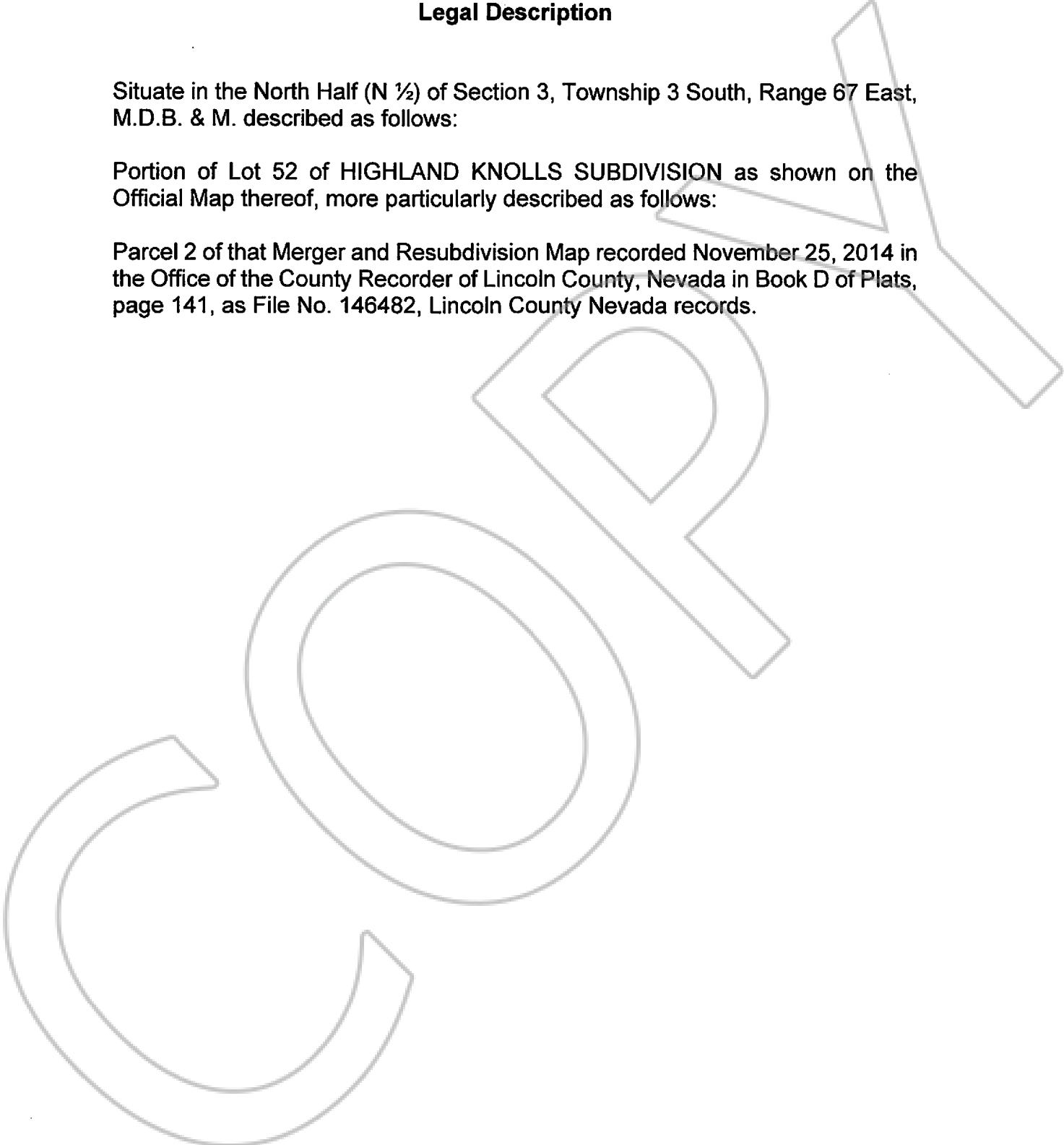


**Exhibit A  
Legal Description**

Situate in the North Half (N ½) of Section 3, Township 3 South, Range 67 East, M.D.B. & M. described as follows:

Portion of Lot 52 of HIGHLAND KNOLLS SUBDIVISION as shown on the Official Map thereof, more particularly described as follows:

Parcel 2 of that Merger and Resubdivision Map recorded November 25, 2014 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page 141, as File No. 146482, Lincoln County Nevada records.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 013-042-51
- b) \_\_\_\_\_
- c) \_\_\_\_\_

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 OPTION USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust on File- KC</u>	

3. Total Value/Sales Price of Property

\$ 0.00

Deed in Lieu of Foreclosure Only (value of property)

( \_\_\_\_\_ )

Transfer Tax Value

\$ 0.00

Real Property Transfer Tax Due

\$ 0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 07
- b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

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 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Douglas Paul Turner* Capacity Grantor

Signature *Karen Turner* Capacity Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Douglas Paul Turner and  
and Karen Turner  
Address: 7713 Four Seasons Drive  
City: Las Vegas  
State: Nevada Zip: 89129

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Douglas and Karen Turner  
Trust  
Address: 7713 Four Seasons Drive  
City: Las Vegas  
State: Nevada Zip: 89129

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

Print Name: Dawson & Lordahl PLLC Escrow #: \_\_\_\_\_  
Address: 9130 W. Post Road, Suite 200  
City: Las Vegas State: NV Zip: 89148

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILED**