

A.P.N. 1221-04-001-024



KAREN ELLISON, RECORDER

E07

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

**GRANT, BARGAIN AND SALE DEED**

THIS GRANT, BARGAIN AND SALE DEED is made by and between SCOTT HUTRAS and DEBORAH HUTRAS, husband and wife, as joint tenants, with right of survivorship (hereinafter referred to as "Grantors"), and SCOTT A. HUTRAS and DEBORAH L. HUTRAS, Trustees of the HUTRAS FAMILY TRUST, dated October 8, 2015 (hereinafter referred to as "Grantees").

**WITNESSETH:**

**WHEREAS**, Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to them in hand paid by the Grantees, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN and SELL unto the Grantees and to their successors and assigns forever, all the right, title and interest in that certain real property situate, lying and being in the County of Douglas, State of Nevada, and more particularly described as follows:

**LOT 10, AS SET FORTH ON FINAL SUBDIVISION MAP PD 03-009, FOR BLUE SKY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MAY 27, 2004, IN BOOK 0504, PAGE 13571, AS DOCUMENT NO. 614400.**

**TOGETHER WITH** the appurtenances and all rents, issues and profits thereof, and all right, title and interest of the Grantors therein or thereto, or which they may hereafter acquire.

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the Grantees, their successors and assigns forever.



# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1221-04-001-024
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |                             |              |  |                 |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" 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     |
| i) <input type="checkbox"/> | Other        |  |                 |

**FOR RECORDERS OPTIONAL USE ONLY**  
Notes: SD-Trust Verified

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 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: a transfer to or from a Trust 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 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 *Jason Morris* Capacity Attorney for Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Scott & Deborah Hutras  
 Address: 2447 Mt. Como Road  
 City: Gardnerville  
 State: Nevada Zip: 89410

(REQUIRED)  
 Print Name: The Hutras Family Trust  
 Address: 2447 Mt. Como Road  
 City: Gardnerville  
 State: Nevada Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Jason C. Morris, Esq. Escrow # N/A  
 Address: Woodburn and Wedge, P.O. Box 2311  
 City: Reno State: NV Zip: 89505

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)