

DOUGLAS COUNTY, NV  
RPTT:\$1540.50 Rec:\$35.00  
\$1,575.50 Pgs=3

**2019-929780**  
05/31/2019 02:50 PM

SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: 1121-05-516-024

**RECORDING REQUESTED BY:  
SIGNATURE TITLE COMPANY, LLC  
212 ELKS POINT RD, STE 445  
P.O. BOX 10297  
ZEPHYR COVE, NV 89448**

**MAIL RECORDABLE DOCS AND  
TAX STATEMENTS TO:  
WAYNE R. WASHBURN  
YVONNE M. WASHBURN  
268 WALKER ST  
GARDNERVILLE, NV 89410**

ESCROW NO: 11000588-NF

RPTT \$1,540.50

## **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That Donald Jackson and Bonnie Jackson, Trustees of the Jackson Family Living Trust, dated May 25, 2000**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:**

**Wayne R. Washburn and Yvonne M. Washburn, husband and wife as joint tenants with right of survivorship**

**all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:**

**See Exhibit A attached hereto and made a part hereof.**

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

Donald Jackson and Bonnie Jackson, Trustees of the Jackson Family Living Trust, dated May 25, 2000

*Donald Jackson* Trustee

*Bonnie Jackson*, Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 05/30/2019.

by DONALD JACKSON AND BONNIE JACKSON.

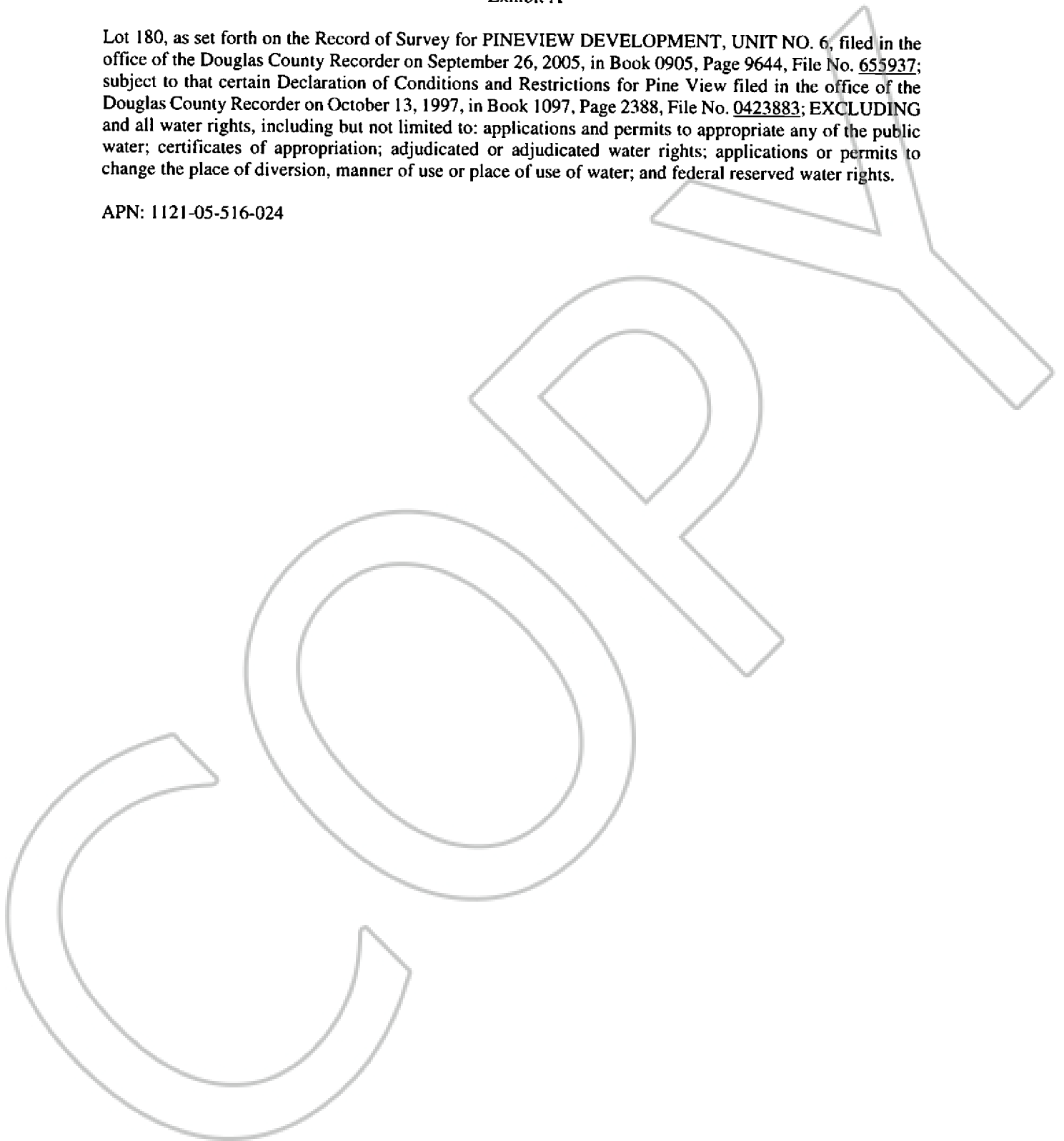
*Natalie Frey* (seal)  
Notary Public



Exhibit A

Lot 180, as set forth on the Record of Survey for PINEVIEW DEVELOPMENT, UNIT NO. 6, filed in the office of the Douglas County Recorder on September 26, 2005, in Book 0905, Page 9644, File No. 655937; subject to that certain Declaration of Conditions and Restrictions for Pine View filed in the office of the Douglas County Recorder on October 13, 1997, in Book 1097, Page 2388, File No. 0423883; EXCLUDING and all water rights, including but not limited to: applications and permits to appropriate any of the public water; certificates of appropriation; adjudicated or adjudicated water rights; applications or permits to change the place of diversion, manner of use or place of use of water; and federal reserved water rights.

APN: 1121-05-516-024



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1121-05-516-024
- 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 RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

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

\$395,000.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value \$395,000.00

Real Property Transfer Tax Due: \$1540.50

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

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 Bonnie Jackson, He Capacity Grantor

Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(Required)**

**(Required)**

Print Name: Donald Jackson and Bonnie Jackson, Trustees of the Jackson Family Living Trust, dated May 25, 2000

Print Name: Wayne R. Washburn and Yvonne M. Washburn

Address: 1560 WILLOW CREEK GARDNERVILLE, NV 89410

Address: 6013 74th Ave NE Marysville, WA 98270

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

Print Name: Signature Title Company LLC Escrow #: 11000588-NF

Address: 212 Elks Point Road, Suite 445, PO Box 10297 Zephyr Cove, NV 89448

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