

A.P.N.: 1220-21-510-035
File No: 143-2567523 (mk)
R.P.T.T.: \$1,248.00

When Recorded Mail To: Mail Tax Statements To:
The Margaret Torrey Trust
PO Box 284
Genoa , NV 89411

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Dennis Newel, Successor Trustee of the Jim Gill Martin and Celinda Garcia Martin Family Trust dated November 30, 1993

do(es) hereby *GRANT, BARGAIN and SELL* to

J. Stephanie Sanguinetti, Trustee of The Margaret Torrey Trust FBO J. Stephanie Sanguinetti dated December 10, 1988

the real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 116, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 29, 1973, IN BOOK 573, PAGE 1026, AS FILE NO. 66512.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 06/19/2019

Dennis Newel, Successor Trustees of the Jim Gill
Martin and Celinda Garcia Martin Family Trust
dated November 30, 1993

Dennis Newel, Trustee
Dennis Newel, Successor Trustee

STATE OF ~~NEVADA~~ California
COUNTY OF ~~DOUGLAS~~ El Dorado ss.

This instrument was acknowledged before me on 9th July 2019 by
Dennis Newel, Successor Trustee.

Lorna Kalua
Notary Public
(My commission expires: 10-22-2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 19, 2019** under Escrow No. **143-2567523**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-21-510-035
- 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
- i) Other _____

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

- 3. a) Total Value/Sales Price of Property: \$320,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$320,000.00
- d) Real Property Transfer Tax Due \$1,248.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: M. S. S. S.

Capacity: agent

Signature: _____

Capacity: _____

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

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

Print Name: Martin Family Trust

Print Name: The Margaret Torrey Trust

Address: 3200 Deer Valley Drive

Address: PO Box 284

City: Rescue

City: Genoa

State: CA Zip: 95672

State: NV Zip: 89411

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

First American Title Insurance

Print Name: Company

File Number: 143-2567523 mk/ mk

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)