

DOUGLAS COUNTY, NV **2019-937532**
RPTT:\$1394.25 Rec:\$35.00
\$1,429.25 Pgs=1 11/01/2019 03:10 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-15-715-004

Escrow No. 00249050 - 016 - 17
RPTT 1,394.25
When Recorded Return to:
Wendy Groves
1275 Earham Lane
Lincoln, CA 95648
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
John T. Moran and Jaklyn A Moran, Trustees of the Moran Trust dated August 11, 2014

do(es) hereby Grant, Bargain, Sell and Convey to
Wendy Groves, A Single Woman

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

. Lot 1-4, of **ROUNDRIDGE TOWNHOUSES**, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on August 14, 1967, as Document No. 37524.

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

Witness my/our hand(s) this 28 day of October, 2019

The Moran Trust

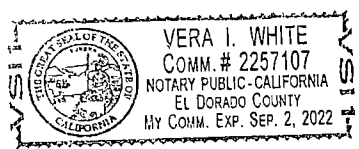
[Signature]
John T. Moran, Trustee

[Signature]
Jaklyn A Moran, Trustee

STATE OF CA
COUNTY OF Sacramento

This instrument was acknowledged before me on October 28, 2019,
by John T. Moran and Jaklyn A Moran

[Signature]
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

1. APN: 1318-15-715-004

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 ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

**STATE OF NEVADA
DECLARATION OF VALUE**

3. **Total Value/Sales Price of Property:** \$357,500.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$357,500.00
 Real Property Transfer Tax Due: \$ 1394.25

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____
 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 _____	Capacity <u>grantor</u>
Signature <u>Wendy Groves</u>	Capacity <u>grantee</u>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>John T. Moran & Jaklyn A. Moran ttee*</u>	Print Name: <u>Wendy Groves</u>
Address: <u>105 S Grant Lane</u>	Address: <u>1275 Earlham Lane</u>
City/State/Zip: <u>Folsom, CA 95630</u>	City/State/Zip: <u>Lincoln, CA 95648</u>

COMPANY REQUESTING RECORDING

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00249050-016</u>
Address: <u>896 West Nye Lane, Suite 104 Carson City, NV 89703</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

*trustees of the Moran Trust dated 8-11-14