

DOUGLAS COUNTY, NV **2019-940008**  
RPTT:\$3506.10 Rec:\$35.00  
\$3,541.10 Pgs=2 **12/20/2019 04:03 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1320-35-002-056

Escrow No. 00250012 - 016 - 17  
RPTT 3,506.10  
When Recorded Return to:  
**Daniel M. St. John**  
**9021 Poplar Ave**  
**Cotati, CA 94931**  
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,  
Mary Ellen Padgett, surviving joint tenant

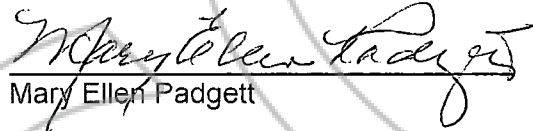
do(es) hereby Grant, Bargain, Sell and Convey to  
Daniel M. St. John and Katherine G. St. John, Trustees of the Daniel and Katherine St. John  
2016 Trust dated April 7, 2016

all that real property situate in the 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.

Witness my/our hand(s) this 10 day of December, 2019

  
Mary Ellen Padgett

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 12-10, 2019,  
by Mary Ellen Padgett

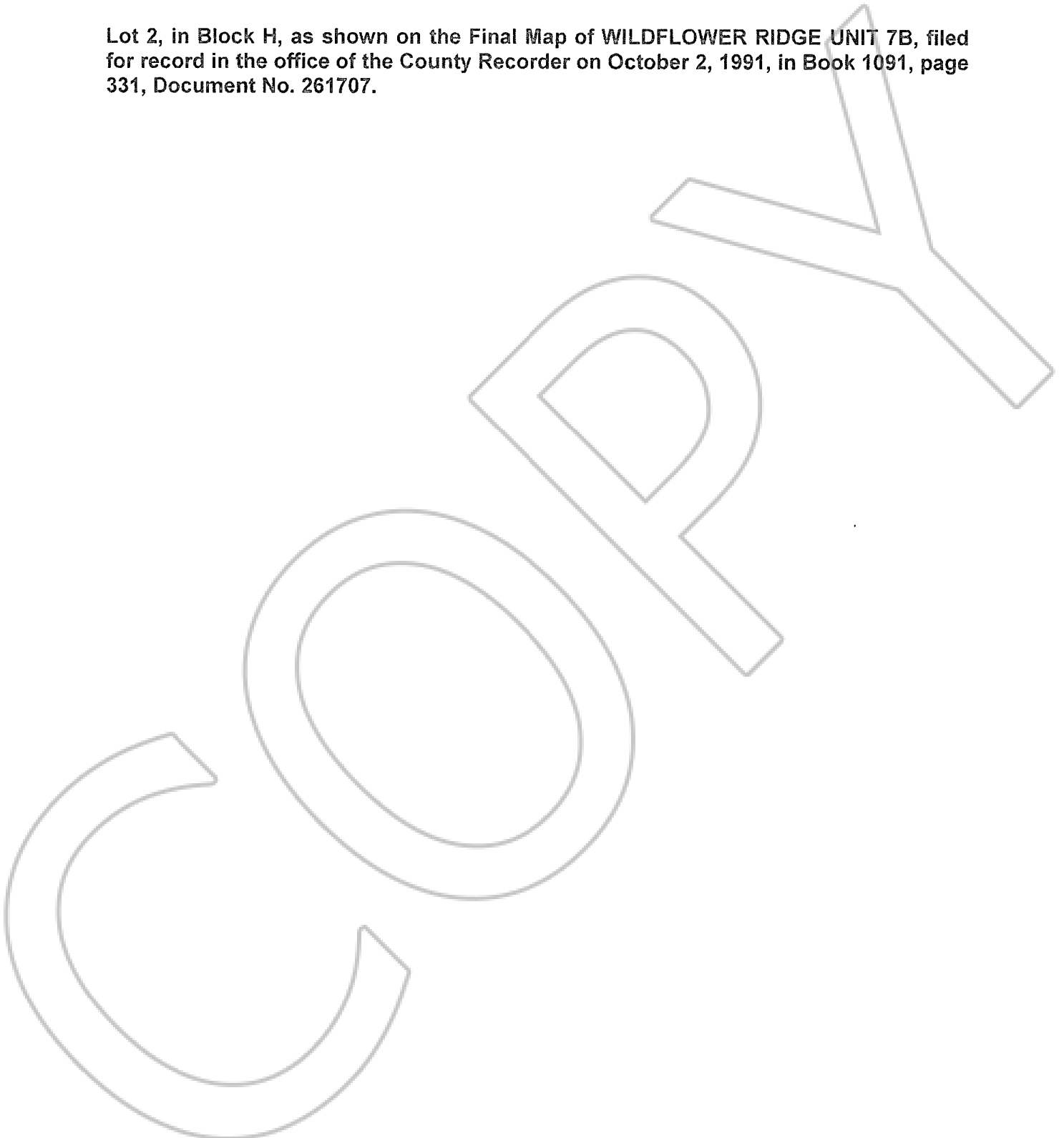
  
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

Lot 2, in Block H, as shown on the Final Map of WILDFLOWER RIDGE UNIT 7B, filed for record in the office of the County Recorder on October 2, 1991, in Book 1091, page 331, Document No. 261707.



SPACE BELOW FOR RECORDER

1. APN: 1320-35-002-056

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:** \$899,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$899,000.00  
 Real Property Transfer Tax Due: \$ 3,506.10

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 <i>Mary Ellen Padgett</i>	Capacity grantor
Signature _____	Capacity grantee
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: <b>Mary Ellen Padgett</b>	Print Name: <b>Daniel M. St. John and Katherine G. St. John</b>
Address: <b>1766 Bitterbrush Court</b>	Address: <b>9021 Poplar Ave</b>
City/State/Zip: <b>Gardnerville, NV 89410</b>	City/State/Zip: <b>Cotati, CA 94931</b>

*Trustees of Daniel and Katherine St. John  
2016 Trusts*

**COMPANY REQUESTING RECORDING**

Co. Name: <b>First Centennial Title Company of NV</b>	Escrow # <b>00250012-016dr</b>
Address: <b>896 West Nye Lane, Suite 104 Carson City, NV 89703</b>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)