

DOUGLAS COUNTY, NV
RPTT:\$1501.50 Rec:\$40.00
\$1,541.50 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2020-943194

03/06/2020 01:10 PM

WHEN RECORDED MAIL TO:
Clyde L. Wilson
Dianne J Wilson
95 Hardie Drive
Moraga, Ca 94556

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2000463-RLT

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

APN No.: 1220-15-410-033
R.P.T.T. \$1,501.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Leanne Holland, Trustee of the Leanne Holland Trust dated 1-28-2014

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Clyde L. Wilson and Dianne J. Wilson , Trustees of the Clyde and Dianne Wilson Family Trust dated December 10, 2019

**all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

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

Leanne Holland, Trustee of the Leanne
Holland Trust dated 1-28-2014

Leanne Holland
Leanne Holland, Trustee

STATE OF NEVADA }
COUNTY OF DOUGLAS } ss: Jackson

This instrument was acknowledged before me on, 3-4-2020
by Leanne Holland, Trustee of the Leanne Holland Trust dated 1-28-2014

[Signature]
NOTARY PUBLIC



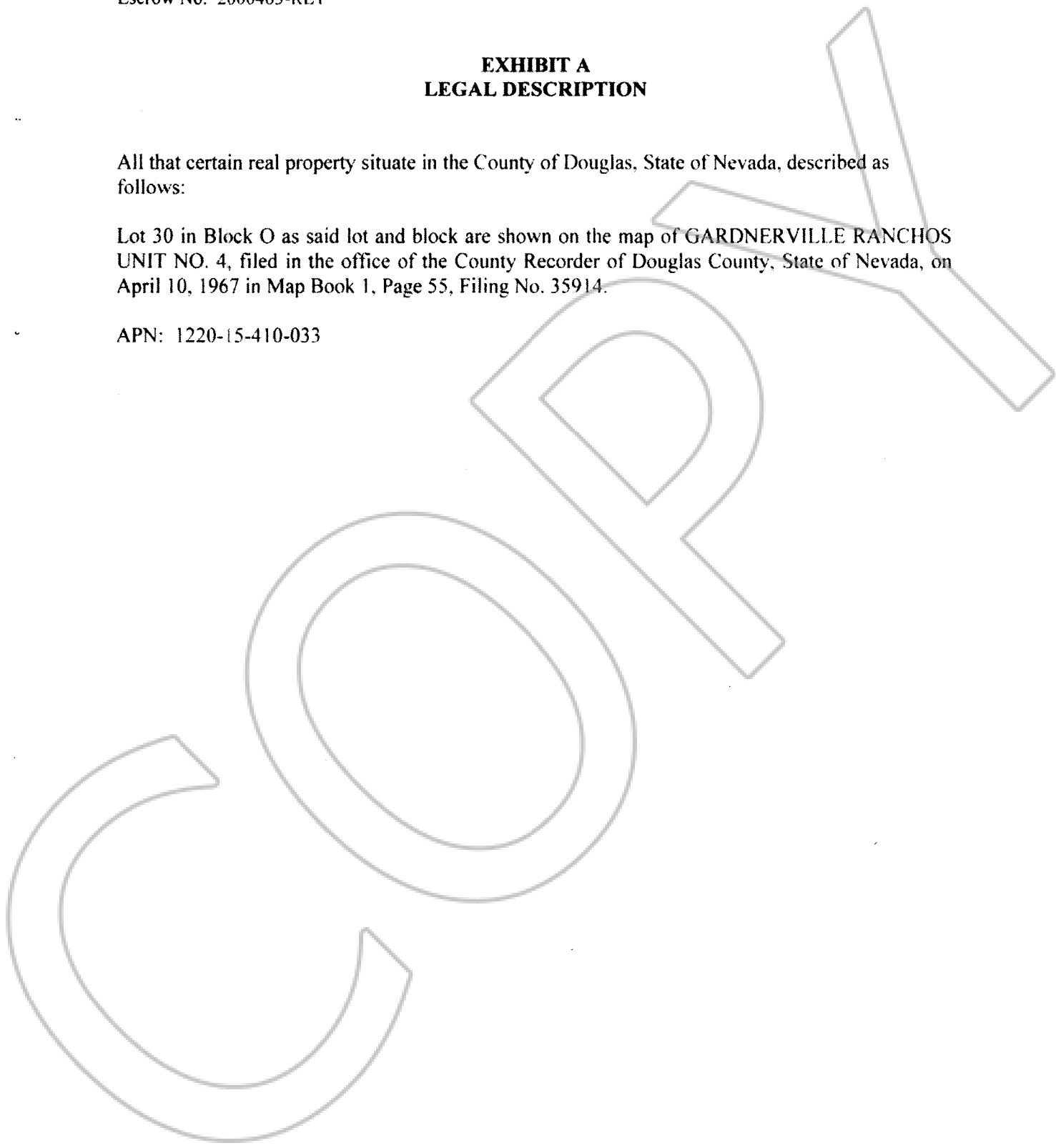
Escrow No. 2000463-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 30 in Block O as said lot and block are shown on the map of GARDNERVILLE RANCHOS UNIT NO. 4, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 10, 1967 in Map Book 1, Page 55, Filing No. 35914.

APN: 1220-15-410-033



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-15-410-033
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 385,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 385,000.00
 d. Real Property Transfer Tax Due: \$ 1,501.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 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 Leanne Holland Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Leanne Holland, Trustee of the Leanne Holland Trust dated 1-28-2014
 Address: 10173 N. Suncoast Blvd #225
 City: Crystal River
 State: FL Zip: 34428

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Clyde L. Wilson and Dianne J. Wilson, trustees
 Address: 95 Hardie
 City: Moraga
 State: CA Zip: 94556

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02000463-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED