

DOUGLAS COUNTY, NV

2020-943670

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

03/18/2020 02:44 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E07

APN: 1420-28-510-053
R.P.T.T.: \$0.00
Escrow No.: 20000821-LS
When Recorded Return To:
Billy Scott Winchester and Roxanna
Winchester
2979 Vicky Lane
Minden, NV 89423

Mail Tax Statements to:
Billy Scott Winchester and Roxanna
Winchester
2979 Vicky Lane
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Billy Scott Winchester and Roxanna Winchester, as Trustees of The Winchester Family Trust

do(es) hereby Grant, Bargain, Sell and Convey to
Billy Scott Winchester and Roxanna Winchester, husband and wife as community property with right of
survivorship

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

Lot(s): 11, in Block B of Mission Hot Springs #1, according to the map thereof, filed in the Office of the
County Recorder of Douglas County, Nevada, recorded on July 1st, 1987, as Book 787, Page 01
Document No. 157492, and as amended by Certificate of Amendment recorded October 29, 1990, in
Book 1090, Page 2957, as Document No. 237003, Official Records.

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

Dated this 13 day of March, 2020.

Billy Scott Winchester and Roxanna Winchester, as Trustees of The Winchester Family Trust

Billy Scott Winchester
Billy Scott Winchester, Trustee

Roxanna Winchester
Roxanna Winchester, Trustee

STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on this 13 day of March, 2020, by Billy Scott Winchester and Roxanna Winchester.

Lynne Scott
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-28-510-053
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	<u>Verified Trust - JS</u>

3. a. Total Value/Sale Price of Property: \$0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$0.00
 d. Real Property Transfer Tax Due: \$0

4. IF EXEMPTION CLAIMED:
 a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption: Transfer from Trust no consideration

5. Partial Interest: Percentage Being Transferred: 100.00%
 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 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: [Signature] Capacity: Grantor
 Signature: [Signature] Capacity: Grantee

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

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

Print Name: Billy Scott Winchester and Roxanna Winchester, Trustees of The Winchester Family Trust
 Address: 2979 Vikcy Lane
 City: Minden
 State: Nevada Zip: 89423

Print Name: Billy Scott Winchester and Roxanna Winchester
 Address: 2979 Vicky Lane
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20000821-LS
 Address: 500 Damonte Ranch Pkwy, Suite 820
 City: Reno State: NV Zip: 89521