

DOUGLAS COUNTY, NV **2020-943766**
RPTT:\$1911.00 Rec:\$40.00
\$1,951.00 Pgs=2 **03/20/2020 02:18 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1320-33-210-044
R.P.T.T.: \$1,911.00
Escrow No.: 20000593-DC
When Recorded Return To:
Jerry Lawrence
1258 Ox Yoke Court
Gardnerville, NV 89410

Mail Tax Statements to:
Jerry Lawrence
1258 Ox Yoke Court
Gardnerville, NV 89410

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Jill Ann Reyna, as Trustee of the Reyna Family Trust, dated July 2, 2001

do(es) hereby Grant, Bargain, Sell and Convey to
Jerry Lawrence, a married man, as his sole and separate property

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

Lot(s): 12, in Block C of Amended Final Map of The Ranch at Gardnerville #1, a Planned Unit
Development PD 04-008, filed in the Office of the County Recorder of Douglas County, Nevada, recorded
on March 30th, 2012, as Document No. 799923.

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

Dated this 18 day of March, 2020.

Jill Ann Reyna, as Trustee of the Reyna Family Trust, dated July 2, 2001

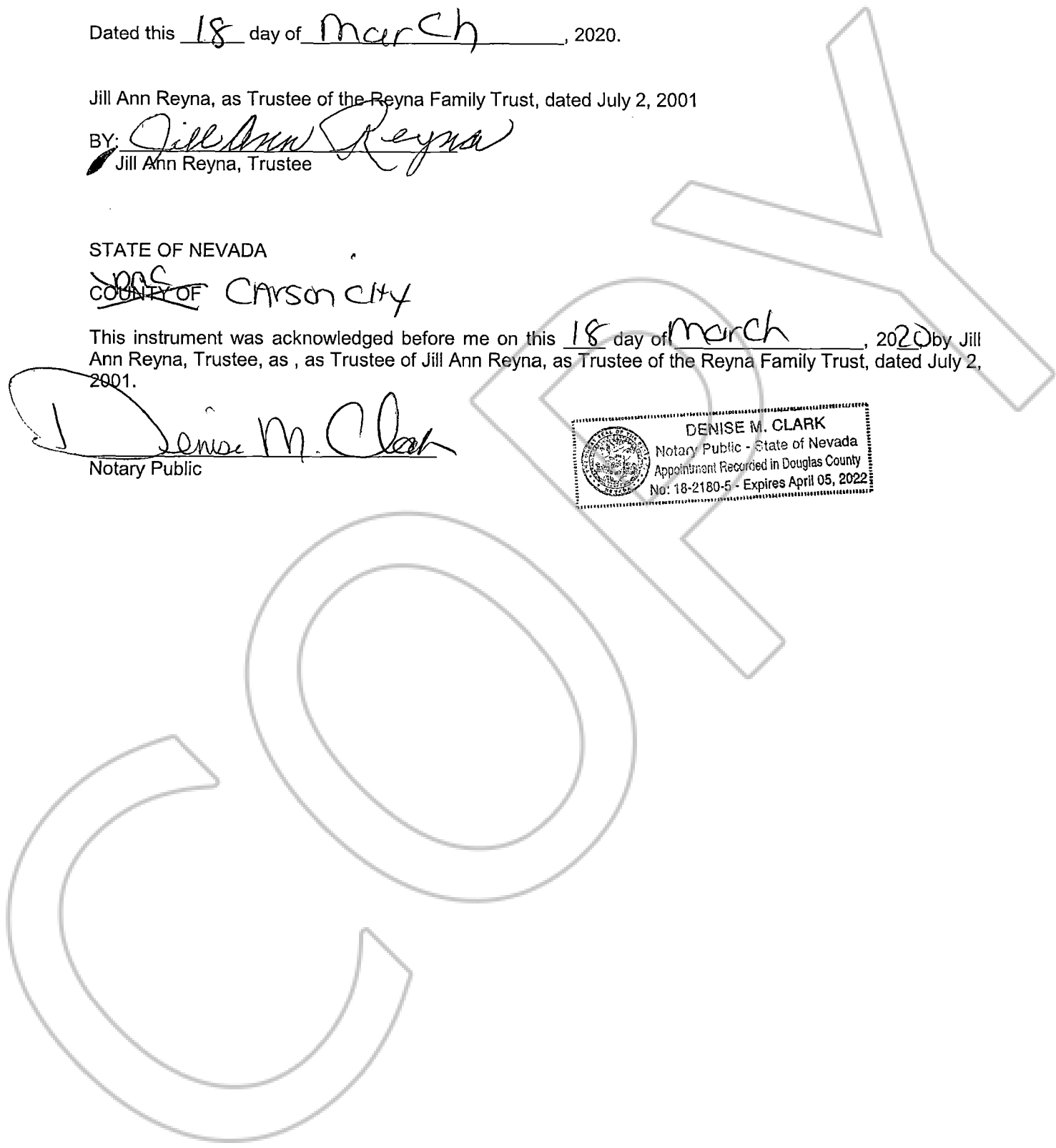
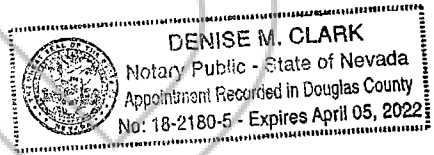
BY: Jill Ann Reyna
Jill Ann Reyna, Trustee

STATE OF NEVADA

~~COUNTY OF~~ CARSON CITY

This instrument was acknowledged before me on this 18 day of March, 2020 by Jill Ann Reyna, Trustee, as , as Trustee of Jill Ann Reyna, as Trustee of the Reyna Family Trust, dated July 2, 2001.

Denise M. Clark
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-33-210-044
 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: | _____ |

3. a. Total Value/Sale Price of Property: \$490,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$490,000.00
 d. Real Property Transfer Tax Due: \$1,911.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
 5. Partial Interest: Percentage Being Transferred: 100.00%

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: *Jill Ann Reyna* Capacity: *Trustee*
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

| | |
|---|--|
| Print Name: <u>Jill Ann Reyna, as Trustee of the Reyna Family Trust, dated July 2, 2001</u> | Print Name: <u>Jerry Lawrence</u> |
| Address: <u>3435 Orovada Drive</u> | Address: <u>1258 Ox Yoke Court</u> |
| City: <u>Carson City</u> | City: <u>Gardnerville</u> |
| State: <u>NV</u> Zip: <u>89701</u> | State: <u>Nevada</u> Zip: <u>89410</u> |

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20000593-DC
 Address: 896 W Nye Ln., Suite 104
 City: Carson City State: NV Zip: 89703