

DOUGLAS COUNTY, NV **2020-944053**  
RPTT:\$1267.50 Rec:\$40.00  
\$1,307.50 Pgs=3 **03/30/2020 01:14 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1420-33-810-024  
R.P.T.T.: \$1,267.50  
Escrow No.: 20001004-COM  
When Recorded Return To:  
Ronald G. Valdespino  
1358 Judy Street  
Minden, NV 89423

Mail Tax Statements to:  
Ronald G. Valdespino  
1358 Judy Street  
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Yon-Teo Seeger, Successor Trustee of the Delmar E. McCoy Revocable Trust dated March 18, 2011

do(es) hereby Grant, Bargain, Sell and Convey to  
Ron G. Valdespino, an unmarried man

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

Lot(s): 41, of the Official Map Idle Acres Subdivision, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on 5th of April, 1960, as Document No. 15812.

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

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 20001004-COM

Dated this 5 day of MARCH, 2020.

The Delmar E. McCoy Revocable Trust dated March 18, 2011

BY: [Signature]  
Yon-Teo Seeger  
Successor Trustee

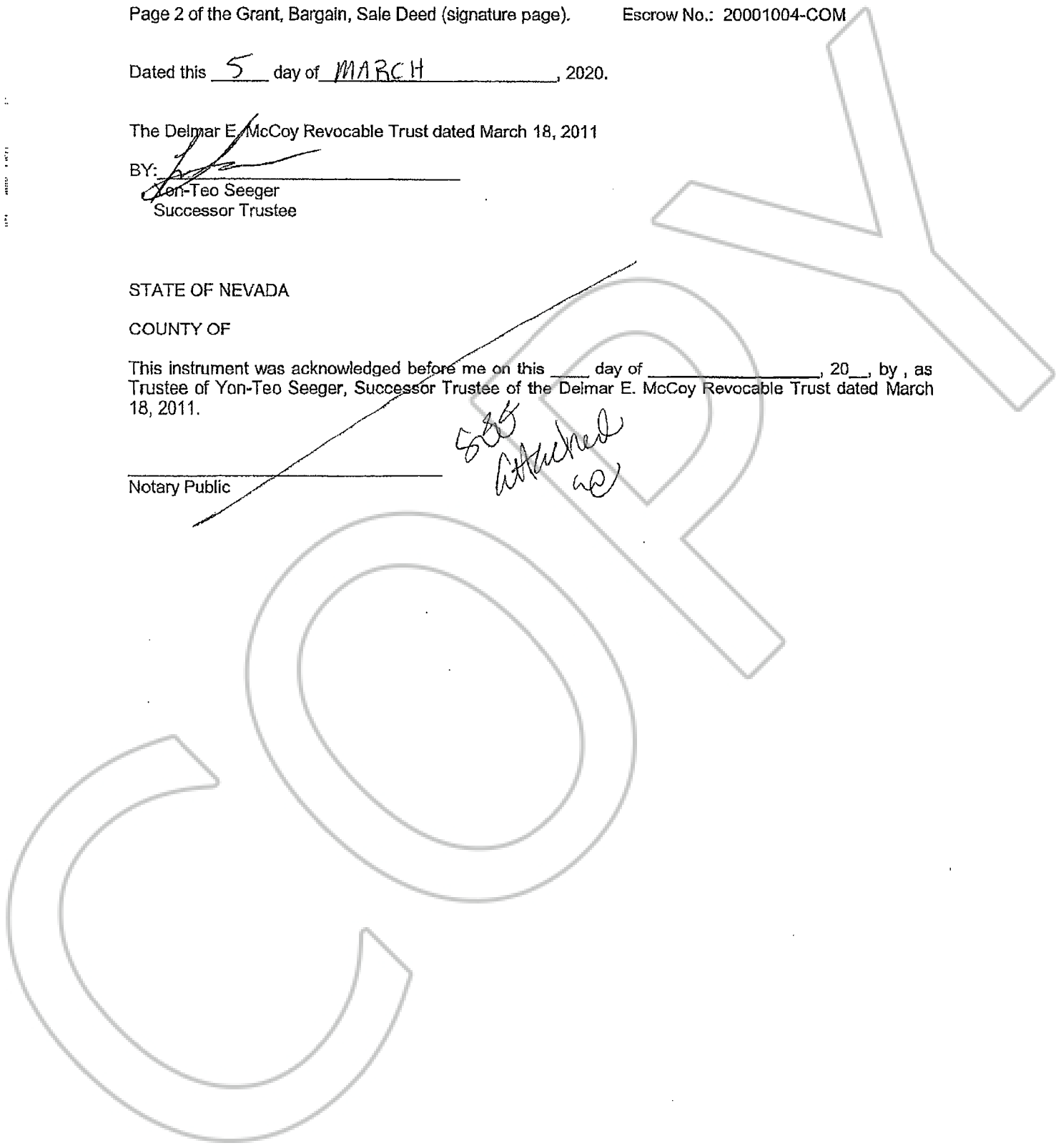
STATE OF NEVADA

COUNTY OF

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by , as Trustee of Yon-Teo Seeger, Successor Trustee of the Delmar E. McCoy Revocable Trust dated March 18, 2011.

\_\_\_\_\_  
Notary Public

*585 Attached w/*



# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Alameda

On 3/5/2020 before me, CHAUNCEY MARKHAM, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared Yon Teo Seeger,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)



Grant Breggin Sales Dept

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-33-810-024  
 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: \$325,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$325,000.00  
 d. Real Property Transfer Tax Due: \$1,267.50

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

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: \_\_\_\_\_ Capacity: Grantee

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

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

Print Name: <u>Yon-Teo Seeger, Successor Trustee of the Delmar E. McCoy Revocable Trust dated March 18, 2011</u>	Print Name: <u>Ron Valdespino</u>
Address: <u>2516 CRESCENT WAY</u>	Address: <u>1358 Judy Street</u>
City: <u>DISCOVERY BAY</u>	City: <u>Minden</u>
State: <u>CA</u> Zip: <u>94505</u>	State: <u>Nevada</u> Zip: <u>89423</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20001004-COM  
 Address: 1450 Ridgeview Drive, Suite 100  
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED