

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, *Trustees*  
2979 Vicky Lane  
Minden, NV 89423



KAREN ELLISON, RECORDER E07

Mail Tax Statements to:  
Billy Scott Winchester and Roxanna  
Winchester, *Trustees*  
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, husband and wife as community proeprty with right of survivorship

do(es) hereby Grant, Bargain, Sell and Convey to  
Billy Scott Winchester and Roxanna Winchester, as Trustees of The Winchester Family Trust

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.

Bsw  
Billy Scott Winchester

Roxanna Winchester  
Roxanna Winchester

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.

[Signature]  
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: 4/8/20 pay by  
 Notes: Scott to add w/p "Immediate"  
(by phone) Trust

3. a. Total Value/Sale Price of Property: \_\_\_\_\_  
 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 into Trust

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: X [Signature] Capacity: \_\_\_\_\_ Grantor  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

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

Print Name: Billy Scott Winchester and Roxanna Winchester, Trustees of The Winchester Family Trust  
 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