

DOUGLAS COUNTY, NV  
RPTT:\$975.00 Rec:\$40.00  
\$1,015.00 Pgs=2  
TICOR TITLE - CC (NVTH3K)  
KAREN ELLISON, RECORDER

**2020-945106**

**04/23/2020 01:43 PM**

WHEN RECORDED MAIL TO:  
Jessie Aleece Contreras  
PO Box 19075  
South Lake Tahoe, CA 96151

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2001636-DKD

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.: 1320-30-710-025  
R.P.T.T. \$ 975.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Joan Amann, Trustee or her successors on trust, under The Joan Amann Living Trust dated February 9, 2007

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Jessie Aleece Contreras, an Unmarried Woman

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

**PARCEL 1:**

Unit 24 as shown on the Planned Development Map (PD 03-005) for MINDEN TOWN HOMES, filed in the office of the Douglas County Recorder on February 2, 2004 in Book 204, Page 48 as File No. 603488.

**PARCEL 2:**

An undivided 1/31<sup>st</sup> interest in the common elements shown on the above mention Planned Development Map and as set forth in the Declaration of Covenants, Conditions, and Restrictions for MINDEN TOWNHOMES, recorded November 5, 2003 in Book 1103, Page 2081, Document No. 595951 and in the Amended and Restated Declaration recorded February 6, 2004 in Book 204, Page 2633, Document No. 604005.

**PARCEL 3:**

An exclusive easement for the use and enjoyment of the Limited Common Elements appurtenant to Parcel One, described above, as shown on the above mentioned Planned Development Map and as set forth in the above mentioned Declaration and Amended and Restated Declaration.

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

The Joan Amann Living Trust

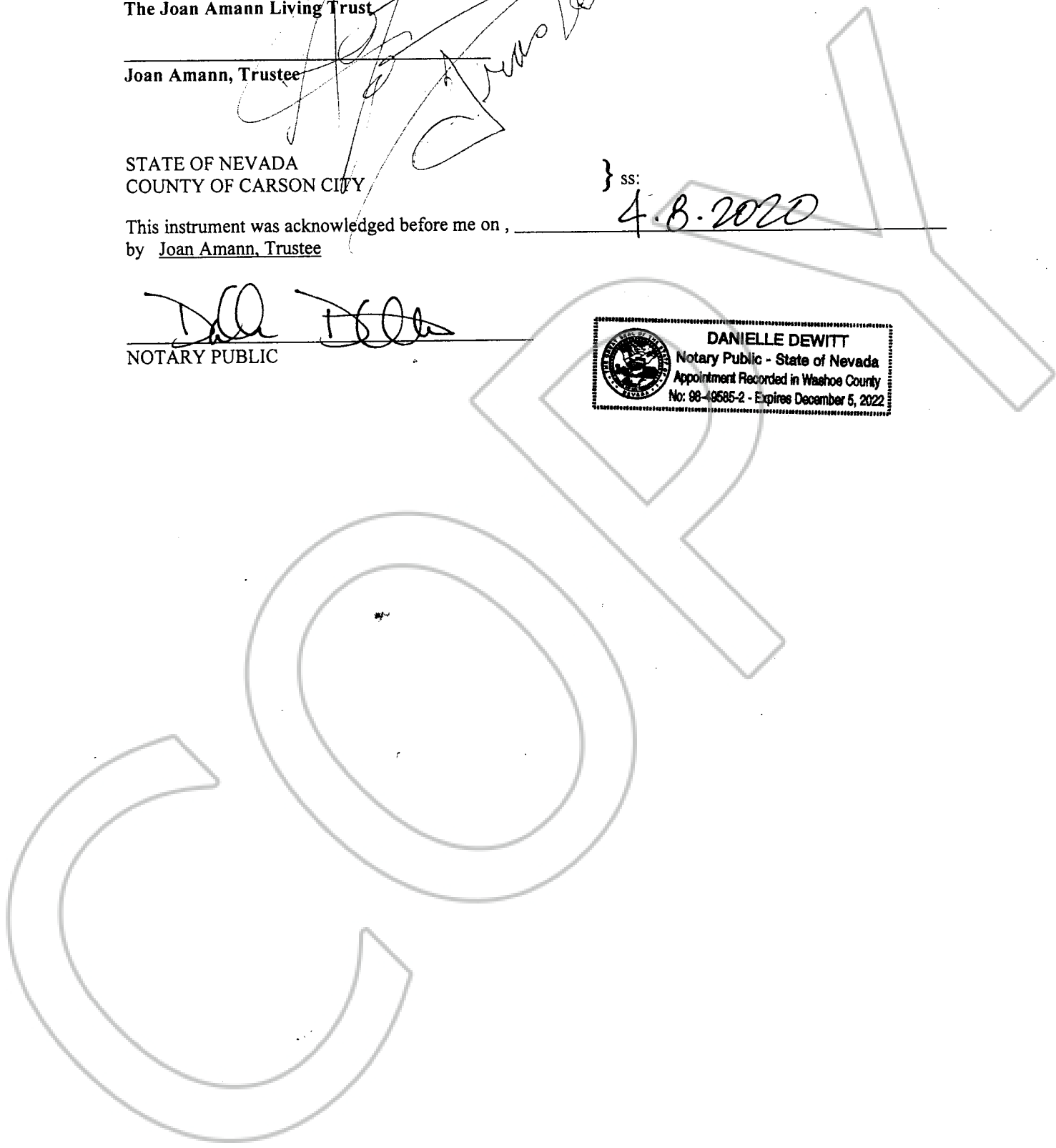
Joan Amann, Trustee

STATE OF NEVADA  
COUNTY OF CARSON CITY

} ss:  
4.8.2020

This instrument was acknowledged before me on ,  
by Joan Amann, Trustee

*[Signature]*  
NOTARY PUBLIC



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-30-710-025  
 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:                      \$ 250,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)                      \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 250,000.00  
 d. Real Property Transfer Tax Due:    \$ 975.00

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%  
 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 [Handwritten Signature] Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Joan Amann, Trustee or her successors on trust, under The Joan Amann Living Trust dated February 9, 2007  
 Address: PO Box 2392  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Jessie Aleece Contreras  
 Address: 1678 N Highway 395 #24  
 City: South Lake Tahoe  
 State: CA Zip: 96150

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc.                      Escrow No.: 02001636-010-DKD  
 Address: 307 W. Winnie Lane Suite #1  
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED