

DOUGLAS COUNTY, NV **2020-948924**
RPTT:\$4134.00 Rec:\$40.00
\$4,174.00 Pgs=3 07/10/2020 09:12 AM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Clyde L. Wilson
217 Sierra Country Circle
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
Clyde L. Wilson
217 Sierra Country Circle
Gardnerville, NV 89460

Escrow No. 2004081-RLT

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.: 1219-10-002-004
R.P.T.T. \$4,134.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED


THIS INDENTURE WITNESSETH: That Stephen O. Trackman, An Unmarried Man

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Clyde L. Wilson and Dianne J. Wilson , Trustees of the Clyde and
Dianne Wilson Family Trust Dated December 10, 2019**

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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



Stephen O. Trackman

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 7/8/2020
by Stephen O. Trackman

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02004081.



Escrow No. 2004081-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

Lot 4, on Final Map of SIERRA COUNTRY ESTATES, PHASE 1, A PLANNED UNIT DEVELOPMENT, recorded March 28, 1996, Book 396, Page 4735, as Document No. 384282 of Official Records of Douglas County, State of Nevada.

PARCEL 2:

Together with a 24 foot Private Access Easements set forth on map of SIERRA COUNTRY ESTATES PHASE 1.

APN: 1219-10-002-004

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1219-10-002-004
 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: \$ 1,060,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 1,060,000.00
 d. Real Property Transfer Tax Due: \$ 4,134.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 [Signature] Capacity [Signature]
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Stephen O. Trackman
 Address: D.O. Box 527
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Clyde Wilson Dianna Wilson, Trce
 Address: 217 Sierra Country Circle
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Titor Title of Nevada, Inc. Escrow No.: 02004081-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED