

APN: 1220-15-210-020

RECORDING REQUESTED BY:

Stephanie Jacobs
1404 South Riverview Drive
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:

Stephanie Jacobs
1404 South Riverview Drive
Gardnerville, NV 89460

*Pursuant to NRS 239B.030(4), I affirm that
the instrument contained below does not contain
the social security number of any person.*



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE made the 13 day of August, 2020, for good and valuable consideration, the receipt of which is hereby acknowledged, Trustee, SCOTT C. JACOBS, of Minden, Nevada and the JACOBS FAMILY TRUST, as amended ("Trust"), hereby grants, bargains and sells to STEPHANIE CELYNN JACOBS, a Single Woman, as her Sole and Separate Property, all right, title and an undivided 100% interest in that certain real property of the Trust located in State of Nevada, County of Douglas, commonly known as 1404 South Riverview Drive, Gardnerville, Nevada 89410, more particularly described as follows:

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

Township 12 North, Range 20 East, Section 16, Lot 153, as said lot is shown on the map of GARDERVILLE RANCHOS, UNIT NO. 2, filed in the Office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, In Book 1 of Maps, as Fil No. 28309. Said Map was amended on Jun 4, 1965 as File No. 28377.

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TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining and any reversions, remainders, rents, issues or profits thereof.

Pursuant NRS 111.312, this legal description was previously recorded as Document No. 2019-930065.

Witness my hand this 13 day of August, 2020.

GRANTOR:

Scott C. Jacobs

SCOTT C. JACOBS, Trustee
Jacobs Family Trust as Amended u.t.d 3/25/94

ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On this 13th day of August, 2020 before me, the undersigned, a Notary Public in and for said County and State, personally appeared SCOTT C. JACOBS, known to me or to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Rachael Weaver
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-15-210-020
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>8/13/20</u>	
NOTES: <u>Submit ok</u>	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Transfer from a Trust without consideration

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 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 Michael Smiley Rouse Capacity Attorney
 Signature Michael Smiley Rouse Capacity Attorney

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

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

Print Name: Jacobs Family Trust
 Address: 842 Brandstetter Avenue
 City: Dayton
 State: NV Zip: 89403

Print Name: Stephanie Celynn Jacobs
 Address: 1404 South Riverview Drive
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____