

APN#: 1419-27-710-002

DOUGLAS COUNTY, NV  
RPTT:\$741.00 Rec:\$40.00  
\$781.00 Pgs=4  
08/20/2020 08:48 AM  
ETRCO  
KAREN ELLISON, RECORDER

RPTT: \$741.00

Recording Requested By:  
Western Title Company  
Escrow No.: 118942-AMG  
When Recorded Mail To:  
The Dworak Living Trust, dated  
January 28, 2003  
PO Box 864  
Genoa, NV 89411

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature \_\_\_\_\_

*Amy Gutierrez*

Escrow Officer

\_\_\_\_\_  
**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Karen Torry Greene, Trustee of The Karen Torry Greene Trust under Trust agreement dated January 25, 2013

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Edward H. Dworak Jr. and Sony A. Dworak, Trustees of The Dworak Living Trust, dated January 28, 2003

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Genoa, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 08/18/2020

The Karen Torry Greene Trust under  
Trust agreement dated January 25, 2013

Karen Torry Greene  
Karen Torry Greene, Trustee


STATE OF Nevada  
COUNTY OF Carson City

} ss

This instrument was acknowledged before me on  
August 18, 2020

By Karen Torry Greene

A. Claypool  
Notary Public

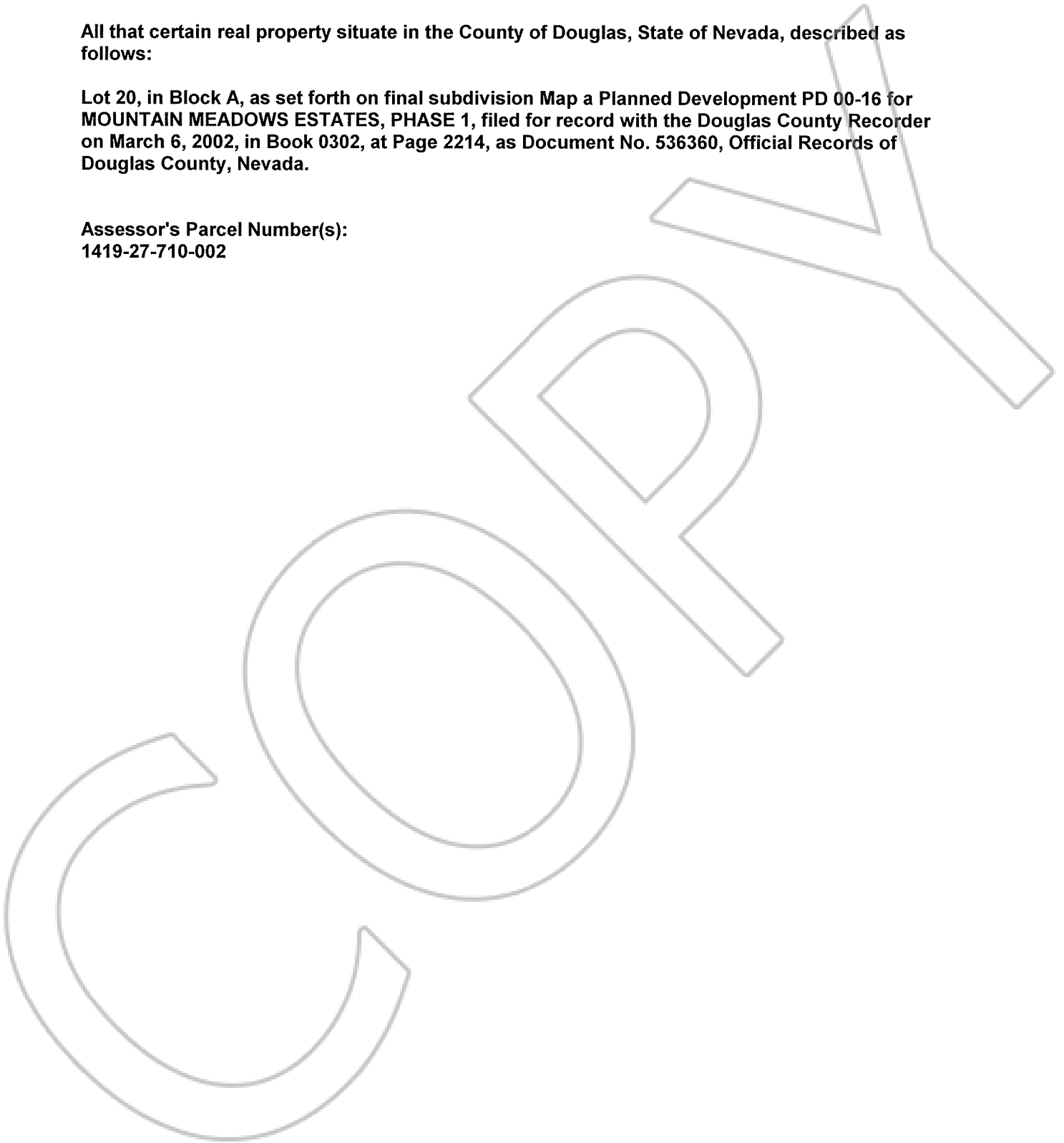
 A. CLAYPOOL  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
No: 12-7757-3 - Expires May 16, 2024

**EXHIBIT "A"**

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

**Lot 20, in Block A, as set forth on final subdivision Map a Planned Development PD 00-16 for MOUNTAIN MEADOWS ESTATES, PHASE 1, filed for record with the Douglas County Recorder on March 6, 2002, in Book 0302, at Page 2214, as Document No. 536360, Official Records of Douglas County, Nevada.**

**Assessor's Parcel Number(s):  
1419-27-710-002**



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1419-27-710-002

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**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$190,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$190,000.00  
 Real Property Transfer Tax Due: \$741.00

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 A Claypool Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
**Print Name:** The Karen Torry Greene Trust under Trust agreement dated January 25, 2013  
**Address:** 1894 E William St #4-496  
**City:** Carson City  
**State:** NV **Zip:** 89701

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
**Print Name:** The Dworak Living Trust, dated January 28, 2003  
**Address:** PO Box 864  
**City:** Genoa  
**State:** NV **Zip:** 89411

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
**Print Name:** eTRCo, LLC. On behalf of Western Title Company  
**Address:** Carson Office  
2310 S. Carson St, Suite 5A  
**City/State/Zip:** Carson City, NV 89701

Esc. #: 118942-AMG