

APN# : 1320-23-002-044

DOUGLAS COUNTY, NV	2020-951175
RPTT:\$0.00 Rec:\$40.00	08/21/2020 10:41 AM
\$40.00 Pgs=4	
ETRCO	
KAREN ELLISON, RECORDER	E07

RPTT: \$0.00 #7

Recording Requested By:
Western Title Company
Escrow No.: 106676-AMG
When Recorded Mail To:
Mark S. Oase and Nancy Ann Oase,
Trustees of The Oase Family Trust,
dated Mrch 9, 2017
1845 Grandview Parkway
Minden NV 89423

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,

Mark S. Oase and Nancy A. Oase, husband and wife as joint tenants with right of survivorship

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

Mark S. Oase and Nancy Ann Oase, Trustees of The Oase Family Trust, dated March 9, 2017

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, 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: 08/14/2020

Mark S Oase
Mark S. Oase

Nancy A. Oase
Nancy A. Oase

STATE OF Nevada

COUNTY OF Carson City

} ss

This instrument was acknowledged before me on
8/19/2020

By Mark S. Oase and Nancy A. Oase.

[Signature]
Notary Public



EXHIBIT "A"

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

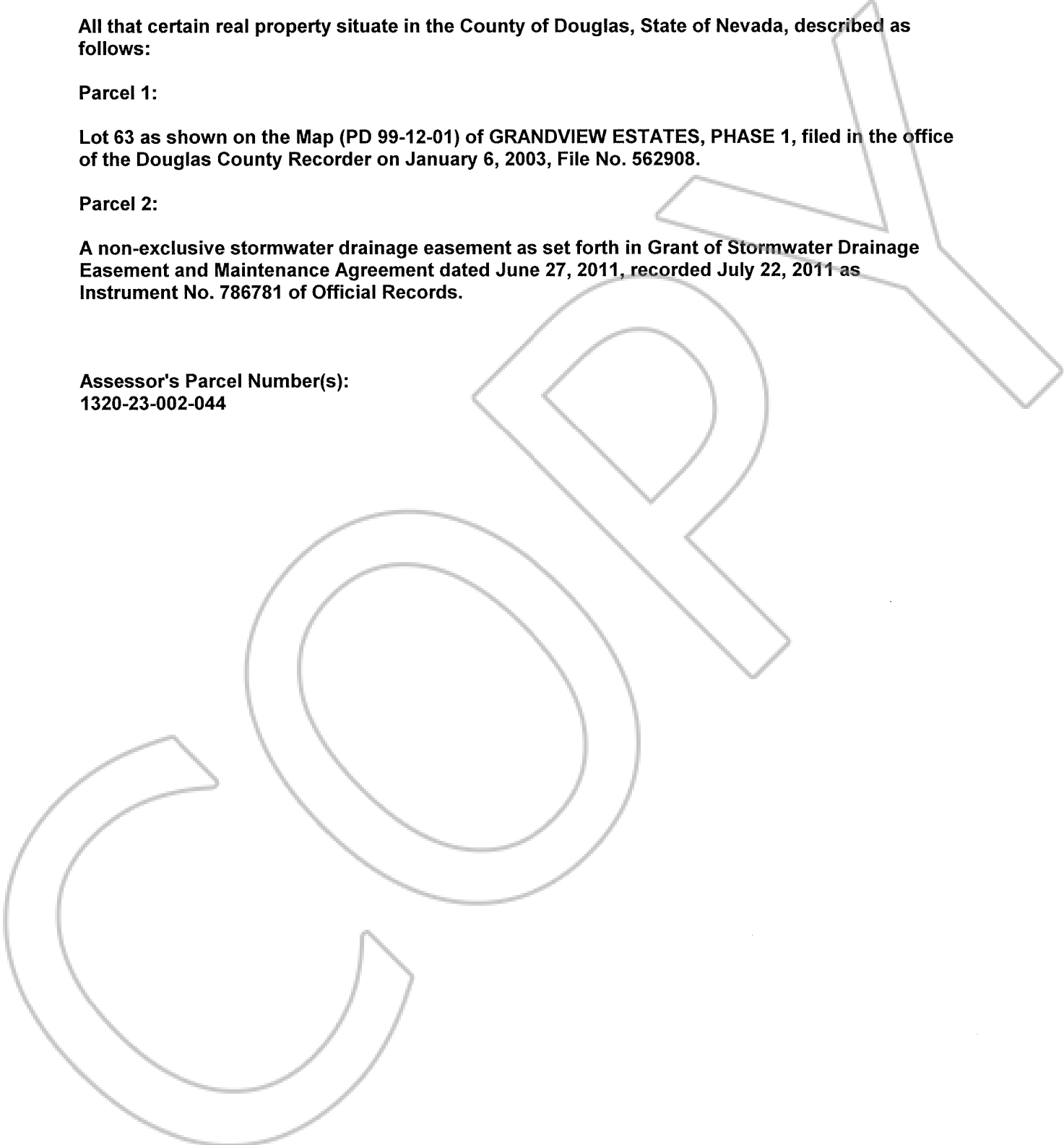
Parcel 1:

Lot 63 as shown on the Map (PD 99-12-01) of GRANDVIEW ESTATES, PHASE 1, filed in the office of the Douglas County Recorder on January 6, 2003, File No. 562908.

Parcel 2:

A non-exclusive stormwater drainage easement as set forth in Grant of Stormwater Drainage Easement and Maintenance Agreement dated June 27, 2011, recorded July 22, 2011 as Instrument No. 786781 of Official Records.

**Assessor's Parcel Number(s):
1320-23-002-044**



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-23-002-044

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: <u>Verified Trust - JS</u> _____ _____
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3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Deeding Into Trust Without Conseriation

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 *Mark S. Oase* Capacity *agent*
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
Print Name: Mark S. Oase and Nancy A. Oase
Address: 1845 Grandview Parkway
City: Minden
State: NV **Zip:** 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
Print Name: Mark S. Oase and Nancy Ann Oase,
 Trustees of The Oase Family Trust dated
 March 9, 2017
Address: 8145 Grandview Parkway
City: Minden
State: NV **Zip:** 89423

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. #: 106676-AMG