

APN# : 1220-24-501-030

RPTT: \$2,819.70

DOUGLAS COUNTY, NV  
RPTT:\$2819.70 Rec:\$40.00  
\$2,859.70 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

2020-951718

08/31/2020 02:20 PM

**Recording Requested By:**

Western Title Company

**Escrow No.: 117965-WLD**

**When Recorded Mail To:**

**Barbara Jo Matthews and Paul  
Twichell**

**P.O. Box 2004**

**Gardnerville, NV 89410**

**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 \_\_\_\_\_

*Wendy Dunbar*  
Wendy Dunbar

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,

Deborah Lynn Pastini, an unmarried woman individually and Deborah L. Pastini, Trustee under The Antonio P. Pastini Living Trust dated November 21, 2011

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

Barbara Jo Matthews and Paul Twichell, wife and husband as joint tenants

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

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

Parcel 4 as set forth on the Parcel Map for L. ROGER and MARION BITTON, being a portion of the North 1/2 of the Northeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B.&M., recorded March 21, 1984, in Book 384, at Page 1855, Document No. 98486, Official Records of Douglas County, State of Nevada.

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

Dated: 08/25/2020

Deborah Lynn Pastini  
Deborah Lynn Pastini

The Antonio P. Pastini Living Trust

Deborah L. Pastini, Trustee  
Deborah L. Pastini, Trustee

STATE OF Oregon

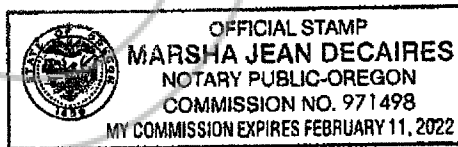
COUNTY OF COOS } ss

This instrument was acknowledged before me on

8-27-2020

By Deborah Lynn Pastini; Deborah L. Pastini.

Marsha Jean Decaires  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-24-501-030

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: \$723,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 Transfer Tax Value: \$723,000.00  
 Real Property Transfer Tax Due: \$2,819.70

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 Deborah Lynn Pastini Capacity Grantor  
 Signature Barbara Jo Matthews Capacity Grantor

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

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

Print Name: Deborah Lynn Pastini, individually and  
 Deborah L. Pastini, Trustee under The  
 Antonio P. Pastini Living Trust dated  
 November 21, 2011

Print Name: Barbara Jo Matthews and Paul Twichell

Address: 22724 - 64th St. E  
 City: Buckley  
 State: WA Zip: 98321

Address: P.O. Box 2004  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 117965-WLD

Address: Douglas Office  
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)