

DOUGLAS COUNTY, NV **2020-953891**  
RPTT:\$0.00 Rec:\$40.00  
\$40.00 Pgs=3 10/05/2020 11:43 AM  
TICOR TITLE - RENO (TITLE ONLY)  
KAREN ELLISON, RECORDER E07

APN: 1320-29-111-023

Mail Tax Statements to:  
Terry M. Knox and Peggy J. Knox  
1137 White Oak Loop  
Minden, NV 89423

When recorded mail to:  
Same as above

**Recorded by TICOR TITLE**

**02006292 - TD**

Space Above for Recorder's Use Only

R.P.T.T: \$0.00

***Grant, Bargain, Sale Deed***

THIS INDENTURE WITNESSETH: That Terry Michael Knox and Peggy Joan Knox, as Trustees of The Terry and Peggy Knox 2016 Trust, Dated October 26, 2016

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

Bargain, Sell and convey to: **Terry M. Knox and Peggy J. Knox, husband and wife, as joint tenants**

36All that real property situated in the County of Douglas, State of Nevada, described as follows:

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

PARCEL 1:

Unit 316, as shown on the Final Map No. 1008-7A for Winhaven, Unit No. 7, Phase A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, Nevada on November 17, 1995, in Book 1195 of Official Records at Page 2675, as document No. 374950.

PARCEL 2:

A non-exclusive easement for use, enjoyment, ingress and egress over the Common Area as set forth in Declaration of Covenants, Conditions and Restrictions recorded September 29, 1990, in Book 990, Page 4348 as Document No. 235644, Official Records.

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

Witness his/hers/theirs hand(s) this 24<sup>th</sup> day of September, 2020.

Terry M. Knox  
Terry Michael Knox, Trustee

Peggy Joan Knox  
Peggy Joan Knox, Trustee

**SEE PAGE TWO (2) FOR NOTARY ACKNOWLEDGEMENT**

**NOTARY ACKNOWLEDGEMENT FOR GRANT BARGAIN SALE DEED**

STATE OF NEVADA } ss:  
COUNTY OF Douglas

This instrument was acknowledged before me on 9-29-2020,

By Terry Michael Knox and Peggy Joan Knox, as Trustees of The Terry and Peggy Knox 2016 Trust, Dated October 26, 2016

Rhonda J.  
NOTARY PUBLIC



**NOTARY: PLEASE STAMP BELOW THIS LINE AND BE SURE YOUR SEAL IS CLEAR AND DOES NOT COVER ANY DOCUMENT TEXT.**

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**Order No.: 02006292-TO**

**EXHIBIT A**

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

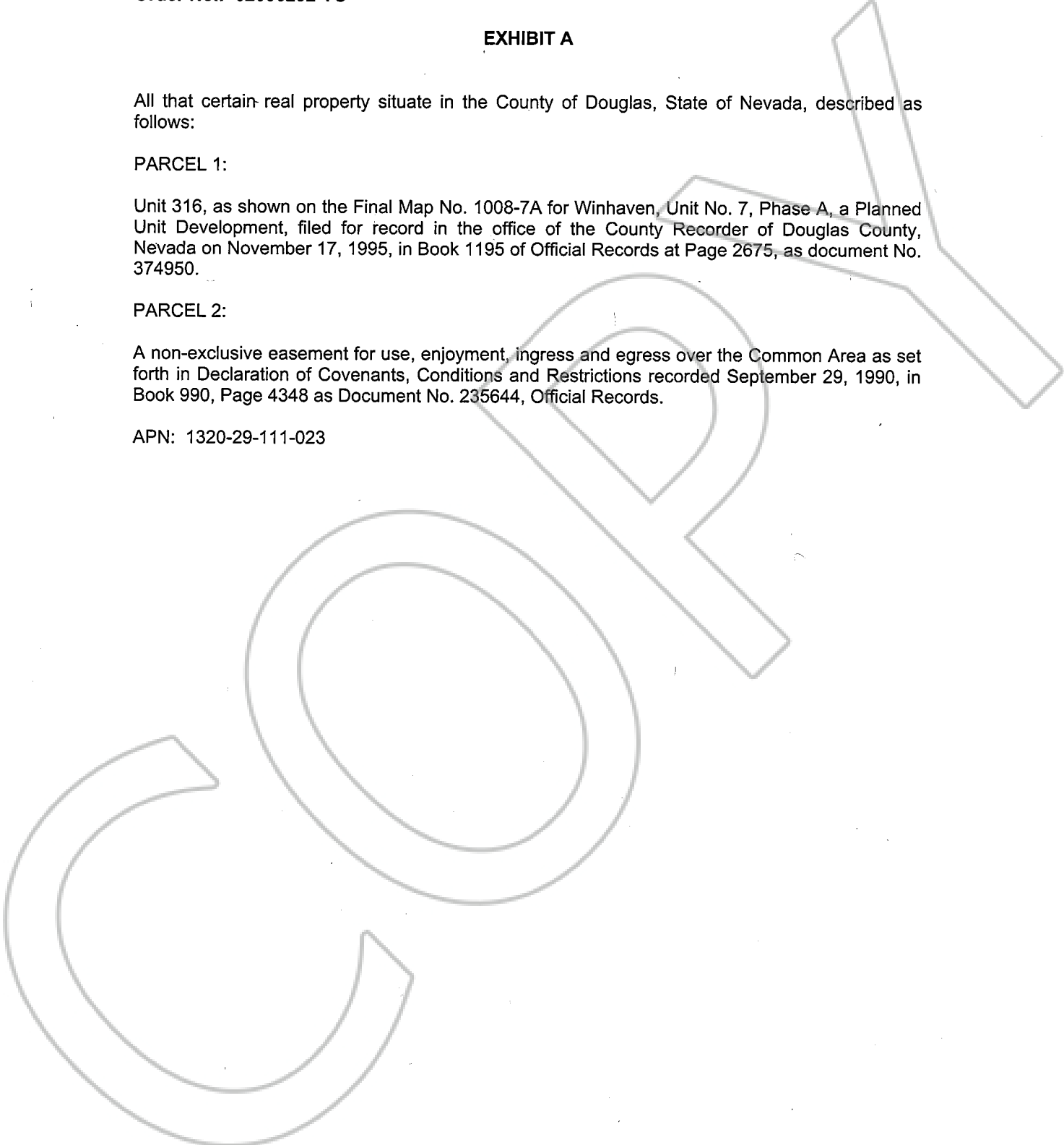
**PARCEL 1:**

Unit 316, as shown on the Final Map No. 1008-7A for Winhaven, Unit No. 7, Phase A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, Nevada on November 17, 1995, in Book 1195 of Official Records at Page 2675, as document No. 374950.

**PARCEL 2:**

A non-exclusive easement for use, enjoyment, ingress and egress over the Common Area as set forth in Declaration of Covenants, Conditions and Restrictions recorded September 29, 1990, in Book 990, Page 4348 as Document No. 235644, Official Records.

APN: 1320-29-111-023



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1320-29-111-023  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex                    |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input type="checkbox"/> Comm'l/Ind'l                |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home                 |
| <input type="checkbox"/> Other           |   |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: Trust OK BC	

- 3.a. Total Value/Sales Price of Property \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value: \$ 0.00  
 d. 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: transfer in / out of trust without consideration

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 Terry M. Knox | Peggy J. Knox Capacity: Grantor  
 Signature Terry M. Knox | Peggy J. Knox Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Terry & Peggy Knox Trust 2016  
 Address: 1137 White Oak Loop  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Terry M. Knox and Peggy J. Kno  
 Address: 1137 White Oak Loop  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Ticor Title Escrow # 36262007322/02  
 Address: 825 NE Multnomah, Ste 975  
 City: Portland State: OR Zip: 97232