

DOUGLAS COUNTY, NV

2020-953940

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

10/06/2020 08:20 AM

TICOR TITLE - RENO (TITLE ONLY)

KAREN ELLISON, RECORDER

E07

APN: 1320-29-111-023

Mail Tax Statements to:

**Terry Michael Knox and Peggy Joan Knox, as
Trustees of The Terry and Peggy Knox 2016 Trust**
1137 White Oak Loop
Minden, NV 89423

When recorded mail to:

Same as above

Recorded by TICOR TITLE

02006292-TO

Space Above for Recorder's Use Only

R.P.T.T: \$0.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That **Terry M. Knox and Peggy J. Knox, husband and wife, as joint tenants**

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

Bargain, Sell and convey to: Terry Michael Knox and Peggy Joan Knox, as Trustees of The Terry and Peggy Knox 2016 Trust, Dated October 26, 2016

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.

APN: 1320-29-111-023

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

Witness his/hers/theirs hand(s) this 27th day of September, 2020

Terry M Knox
Terry M. Knox

Peggy J Knox
Peggy J. Knox

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 M. Knox and Peggy J. Knox.

Rhonda J
NOTARY PUBLIC



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

Order No.: 02006292-TO

EXHIBIT A

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

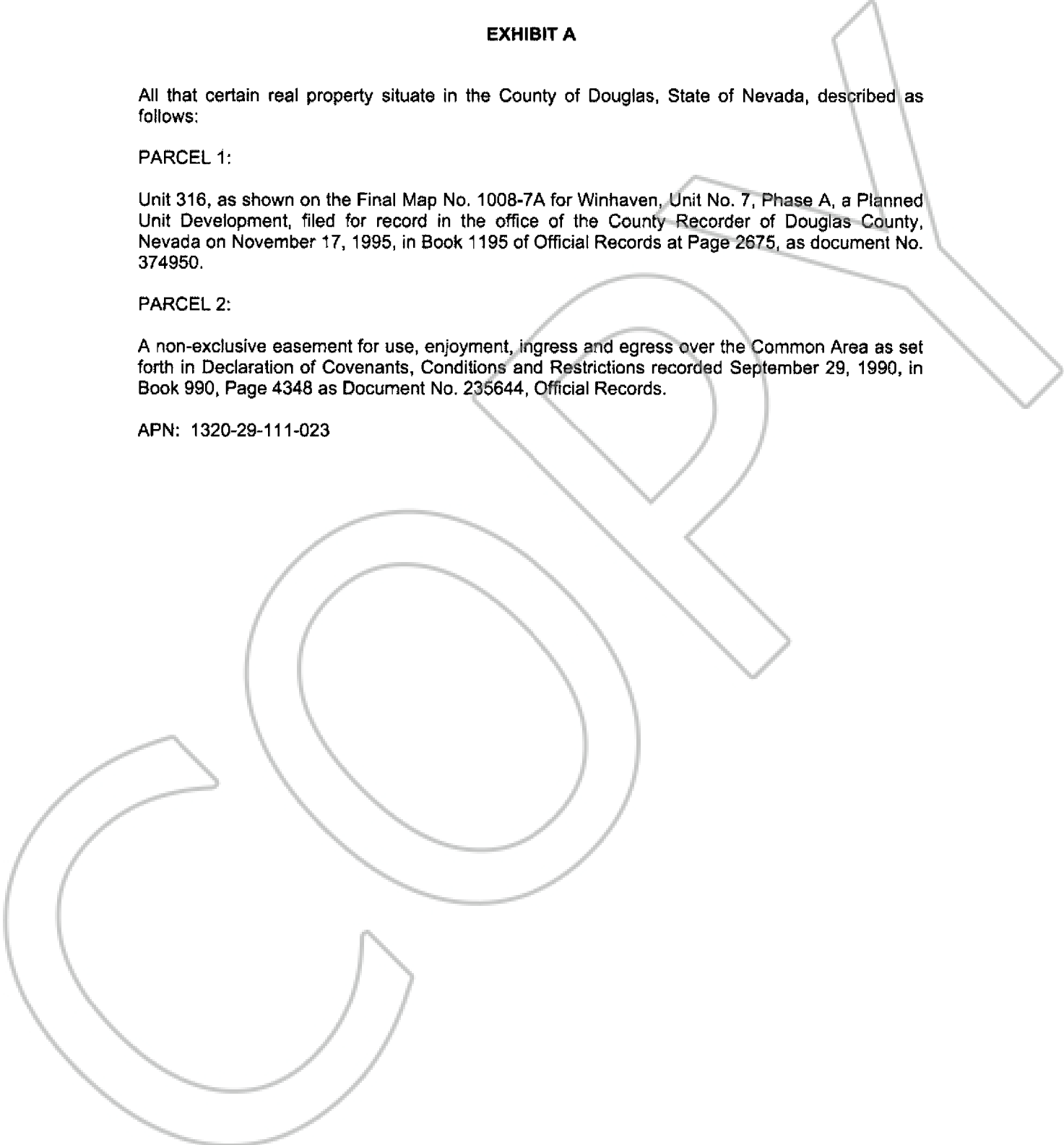
PARCEL 1:

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.

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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 | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - JS</u>	

- 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 with no 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 M. & Peggy J. Knox
 Address: 1137 White Oak Loop
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Terry Michael Knox and Peggy Joan Knox, Trustees of the
2016 Trust
 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
 Address: 825 NE Multnomah, Ste 975
 City: Portland

Escrow # 36262007322
 State: OR Zip: 97232

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED