

DOUGLAS COUNTY, NV **2020-954114**
RPTT:\$3607.50 Rec:\$40.00
\$3,647.50 Pgs=3 10/08/2020 02:29 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Kaitlyn E. Ovard
796 Foothill Road
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
Kaitlyn E. Ovard
796 Foothill Road
Gardnerville, NV 89460

Escrow No. 2002492-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1219-14-002-033
R.P.T.T. \$3,607.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Katherine Marie Longstaff and Linda Jo Carniello-Bowers, Successor Trustees of the Lasell Living Trust dated January 11, 1999

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Kaitlyn E. Ovard and Brady S. Ovard, Wife and Husband, as Joint Tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

**Katherine Marie Longstaff and Linda Jo
Carniello-Bowers, Successor Trustees of
the Lasell Living Trust dated January
11, 1999**

Katherine Marie Longstaff
Katherine Marie Longstaff, Successor
Trustee

Linda Jo Carniello-Bowers
Linda Jo Carniello-Bowers, Successor
Trustee

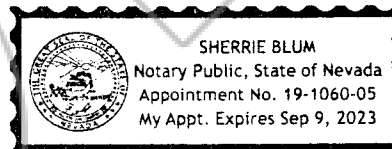
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, October 7, 2020
by Katherine Marie Longstaff and Linda Jo Carniello-Bowers, Successor Trustees of the Lasell
Living Trust dated January 11, 1999

[Signature]
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02002492.



Escrow No. 2002492-RLT

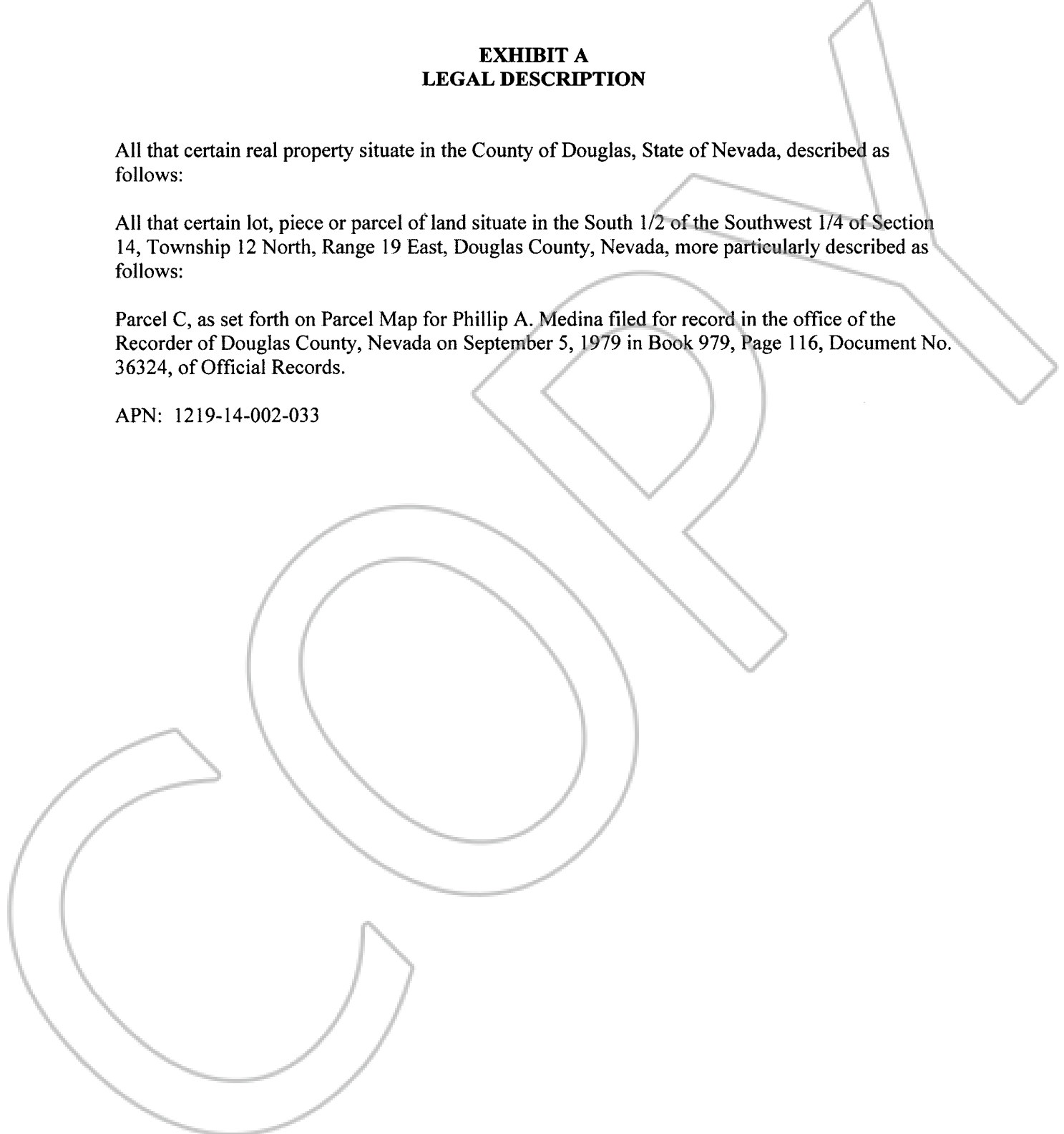
**EXHIBIT A
LEGAL DESCRIPTION**

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

All that certain lot, piece or parcel of land situate in the South 1/2 of the Southwest 1/4 of Section 14, Township 12 North, Range 19 East, Douglas County, Nevada, more particularly described as follows:

Parcel C, as set forth on Parcel Map for Phillip A. Medina filed for record in the office of the Recorder of Douglas County, Nevada on September 5, 1979 in Book 979, Page 116, Document No. 36324, of Official Records.

APN: 1219-14-002-033



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1219-14-002-033
 b. _____
 c. _____
 d. _____

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	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 925,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 925,000.00
 d. Real Property Transfer Tax Due: \$ 3,607.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Katherine Marie Longstaff Capacity Grantor
 Signature Jo Carniello-Bowers Capacity Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Katherine Marie Longstaff and Linda Jo Carniello-Bowers, Successor Trustees of the Lasell Living Trust dated January 11, 1999
 Address: 1204 Montevideo Cucc
 City: Minden
 State/Zip: NV 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Kaitlyn E. Ovard + Brady S. Ovard
 Address: 796 Foothill Road
 City: Sparks
 State: NV Zip: 89434

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Tigor Title of Nevada, Inc. Escrow No.: 02002492-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED