

DOUGLAS COUNTY, NV **2020-954859**
RPTT:\$1554.15 Rec:\$40.00
\$1,594.15 Pgs=3 10/20/2020 01:50 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Dustin Bagwell
Christina Bagwell
847 Valley Crest Drive
Carson City, NV 89705

MAIL TAX STATEMENTS TO:
Dsame as above

Escrow No. 2007251-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.: 1420-07-117-021
R.P.T.T. \$1,554.15

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Gregory A. Malavazos, Trustee or Successor Trustee of The Gregory Malavazos Trust dated August 31, 2018 and Carol J. Malavazos, Trustee or Successor Trustee of The Carol Malavazos Trust dated August 31, 2018 and Alex J. Malavazos, Trustee or Successor Trustee of The Alex Malavazos Trust dated October 24, 2018

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Dustin Bagwell and Christina Bagwell , Husband and Wife, as community property with rights of survivorship

**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.

Gregory A. Malavazos, Trustee or
Successor Trustee of The Gregory
Malavazos Trust dated August 31, 2018

Gregory A. Malavazos
Gregory A. Malavazos, Trustee

Carol J. Malavazos, Trustee or Successor
Trustee of The Carol Malavazos Trust dated
August 31, 2018

Carol J. Malavazos
Carol J. Malavazos, Trustee

Alex J. Malavazos, Trustee or Successor
Trustee of The Alex Malavazos Trust
dated October 24, 2018

Alex J. Malavazos
Alex J. Malavazos, Trustee

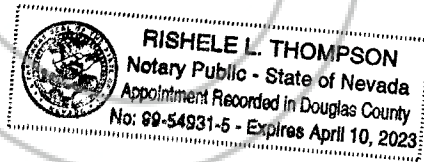
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 10/15/2020
by Gregory A. Malavazos, Trustee or Successor Trustee of The Gregory Malavazos Trust dated August 31, 2018 and Carol J. Malavazos, Trustee or Successor Trustee of The Carol Malavazos Trust dated August 31, 2018 and Alex J. Malavazos, Trustee or Successor Trustee of The Alex Malavazos Trust dated October 24, 2018 Only

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02007251.

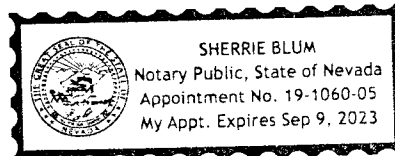


State of Nevada
County of Douglas

} ss:

This instrument was acknowledged before me on October 19, 2020
by Gregory A. Malavazos and Carol J. Malavazos

[Signature]
Notary Public



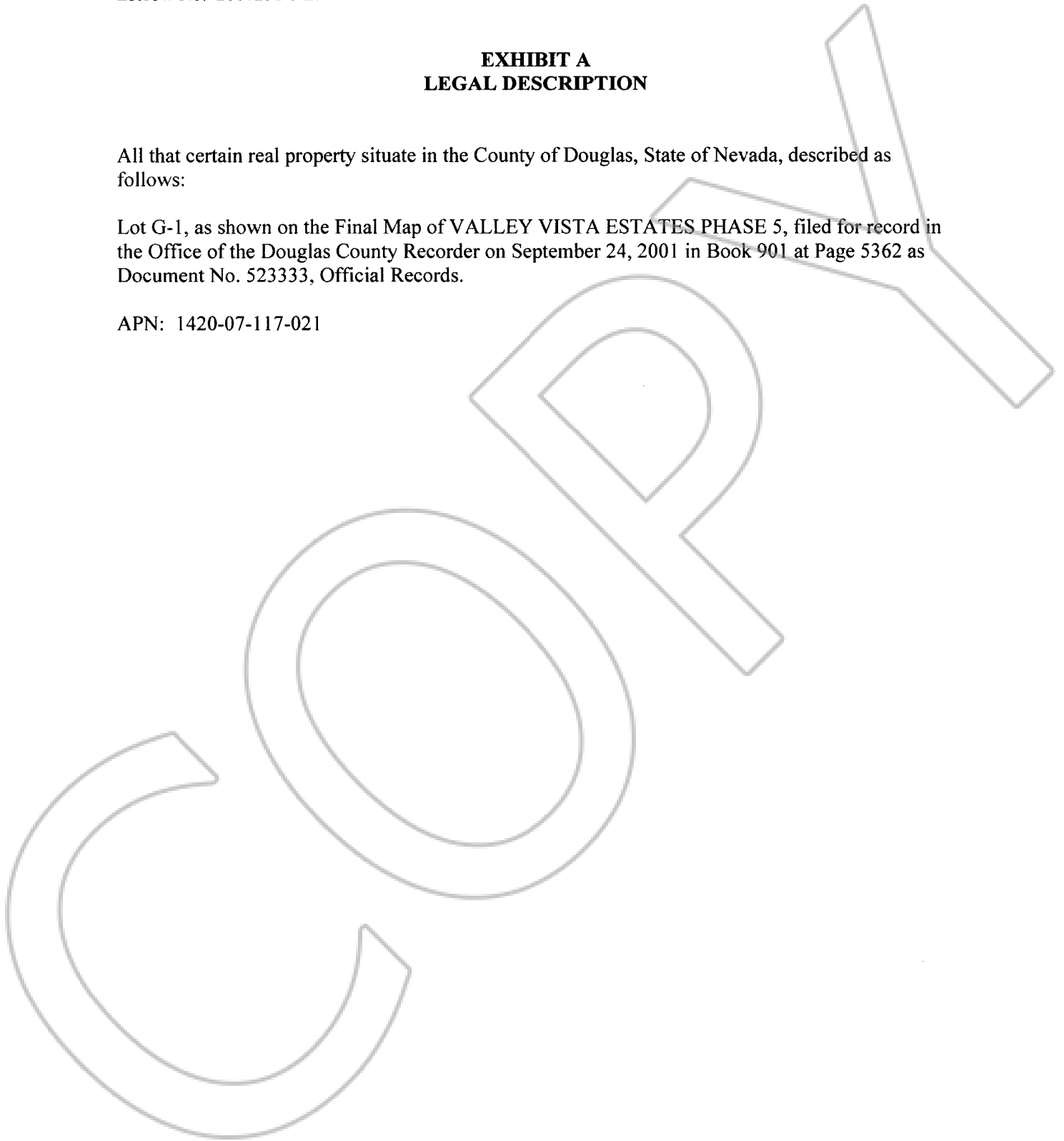
Escrow No. 2007251-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot G-1, as shown on the Final Map of VALLEY VISTA ESTATES PHASE 5, filed for record in the Office of the Douglas County Recorder on September 24, 2001 in Book 901 at Page 5362 as Document No. 523333, Official Records.

APN: 1420-07-117-021



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1420-07-117-021
 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: \$ 398,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 398,500.00
 d. Real Property Transfer Tax Due: \$ 1,554.15

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 Gregory A Malavazos Capacity GRANTOR
 Signature Christina Bagwell Capacity Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Gregory A. Malavazos, Trustee or Successor Trustee of The Gregory Malavazos Trust dated August 31, 2018
 Address: 10593 Blockade Dr
 City: Reno
 State: Zip: NV 89521

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Dustin Bagwell +Christina Bagwell
 Address: 847 Valley Crest
 City: Carlin City
 State: NV Zip: 89108

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02007251-020-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