

APN#: 1420-35-201-001

RPTT: \$1,540.50

DOUGLAS COUNTY, NV **2020-955668**
RPTT:\$1540.50 Rec:\$40.00
\$1,580.50 Pgs=3 11/02/2020 04:00 PM
ETRCO
KAREN ELLISON, RECORDER

Recording Requested By:
Western Title Company

Escrow No.: 120441-WLD

When Recorded Mail To:

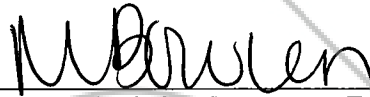
Paula J. Hobdy-Frey and Joseph R.
Magdaleno

1692 Southridge Rd.
Carson City NV 89702

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

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,

Macrina G. Wiebe, as Sole Trustee of the James B. Wiebe and Macrina G. Wiebe Revocable Living Trust dated the 14th Day of July 2001

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

Paula J. Hobdy-Frey, a single woman and Joseph R. Magdaleno, a single man as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, 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:

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 35, Township 14 North, Range 20 East, M.D.B.&M., Douglas County, State of Nevada, described as follows:

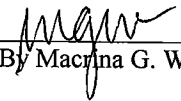
Parcel 1, as set forth on that certain Parcel Map for George A. & Lois V. Storrs, filed for record in the office of the Douglas County Recorder, State of Nevada, on July 17, 1975 in Book 775, Page 527, as Document No. 81681, Official Records.

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

Dated: 10/27/2020

Grant, Bargain and Sale Deed – Page 2

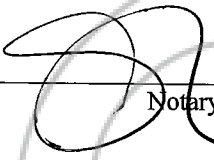
The James B. Wiebe and Macrina G. Wiebe Revocable Living Trust, Dated the 14th
Day of July 2001



By Macrina G. Wiebe, Sole Trustee

STATE OF Nevada }
COUNTY OF Douglas } ss

This instrument was acknowledged before me on
11-7-2020

By Macrina G. Wiebe.


Notary Public

 WENDY DUNBAR
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 02-79065-5 - Expires Dec. 16, 2022

**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1420-35-201-001

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:**

Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value:
Real Property Transfer Tax Due:

\$395,000.00

\$395,000.00
\$1,540.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section:
- b. Explain Reason for Exemption:

5. **Partial Interest: Percentage being transferred: 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 disallowance of any claimed exception, 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: _____ Capacity: Escrow Agent
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

(REQUIRED)
Print Name: Macrina G. Wiebe, as Sole Trustee of the James B. Wiebe and Macrina G. Wiebe Revocable Living Trust dated the 14th Day of July 2001

Address: 1473 Gregg St.
City: Carsen City
State: NV Zip: 89201

BUYER (GRANTEE) INFORMATION

Print Name: Paula J. Hobby-Frey and Joseph R. Magdaleno

Address: 1692 Southridge Rd.
City: Carsen City
State: NV Zip: 89206

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 120441-WLD
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410