

DOUGLAS COUNTY, NV **2020-956288**
RPTT:\$3607.50 Rec:\$40.00
\$3,647.50 Pgs=3 11/12/2020 02:01 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-15-110--020
R.P.T.T.: \$3,607.50
Escrow No.: 20011001-DR
When Recorded Return To:
Jennings Family Trust
930 Tahoe Blvd #802-401
Incline Village, NV 89451

Mail Tax Statements to:
Jennings Family Trust
930 Tahoe Blvd #802-401
Incline Village, NV 89451

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

G. Jeffrey Fox and Jeannie L. Fox, Trustees of the Fox Trust, dated October 2, 2015

do(es) hereby Grant, Bargain, Sell and Convey to

Michael D. Jennings and Corinne N. Jennings, Trustees of Jennings Family Trust dated February 18, 2020

all that real property situated in the City of Zephyr Cove, County of Douglas, State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 11th day of November, 2020.

the Fox Trust, dated October 2, 2015

BY: G. Jeffrey Fox
G. Jeffrey Fox
Trustee

BY: Jeannie L. Fox
Jeannie L. Fox
Trustee

STATE OF NEVADA

~~COUNTY OF~~ Carson City

This instrument was acknowledged before me on this 11th day of November, 2020 by G. Jeffrey Fox, as Trustee and Jeannie L. Fox, as Trustee, as Trustees of the Fox Trust, dated October 2, 2015.

Kris Thorson
Notary Public

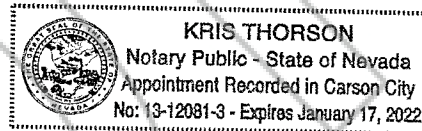


EXHIBIT A

Parcel No. 1:

Lot 20, of Pinewild, a Condominium, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on June 26th, 1973, as Document No. 67150.

Parcel No. 2:

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Areas" on the Subdivision Map referred to in Parcel No. 1, above.

Parcel No. 3:

An undivided interest as tenants in common in and to that portion of the real property described on the Subdivision Map referred to in Parcel No. 1, above, defined in the Amended Declaration of Covenants, Conditions, and Restrictions of Pinewild, a Condominium Project, recorded March 11, 1978, in Book 374, Official Records, at Page 193 as Limited Common Area and thereby allocated to the unit described in Parcel No. 1, above and excepting unto Grantor non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

Parcel No. 4:

Non-exclusive easements appurtenant to Parcel No. 1, above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in the Declaration of Covenants, Conditions and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3, above.

Assessors Parcel No.: 1318-15-110--020

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-15-110--020
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$925,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 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: 100.00%

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 the 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: *G. Jeffrey Fox* Capacity: _____ Grantor
 Signature _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

G. Jeffrey Fox and Jeannie L. Fox,
 Trustees of the Fox Trust, dated October
 Print Name: 2, 2015
 Address: 473 Pacific Ave
 City: Cayucos Bay
 State: CA Zip: 93430

Michael D. Jennings and Corinne N.
 Jennings, Trustees of Jennings Family
 Print Name: Trust
 Address: 930 Tahoe Blvd #802-401
 City: Incline Village
 State: Nevada Zip: 89451

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 20011001-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703