

APN#: 1320-30-713-023

DOUGLAS COUNTY, NV
RPTT:\$1423.50 Rec:\$40.00
\$1,463.50 Pgs=3 11/12/2020 03:56 PM
ETRCO
KAREN ELLISON, RECORDER

RPTT: \$1,423.50

Recording Requested By:

Western Title Company

Escrow No.: 121331-WLD

When Recorded Mail To:

Steven Wayne Huntsinger and
Christine Alice Huntsinger, Trustees
of the Steven Wayne Huntsinger
and Christine Alice Huntsinger
Family Trust created October 9,
2001

1780 Ranger Lane
Minden, NV 89423

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,

Linda A. Martinez, a married woman as her sole and separate property

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

Steven Wayne Huntsinger and Christine Alice Huntsinger, Trustees of the Steven Wayne Huntsinger and Christine Alice Huntsinger Family Trust created October 9, 2001

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:

Lot 23 as set forth on Final Subdivision Map PD #03-007-1 for MINDEN VILLAGE, a Planned Unit Development, filed for record in the office of the Douglas County Recorder, State of Nevada, on August 23, 2004, in Book 804, Page 9492, as Document No. 622268, of 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: 10/29/2020

Linda A. Martinez
Linda A. Martinez

STATE OF Nevada

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on

11-12-2020

By Linda A. Martinez.

Karen Stage
Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 1320-30-713-023

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:

\$365,000.00

\$365,000.00

\$1,423.50

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)

Print Name: Linda A. Martinez

Address: P.O. Box 1616
City: Gardnerville
State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Steven Wayne Huntsinger and Christine Alice Huntsinger, Trustees of the Steven Wayne Huntsinger and Christine Alice Huntsinger Family Trust created October 9, 2001

Address: 1780 Ranger Lane
City: Minden
State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC

Esc. #: 121331-WLD

Address: Douglas Office
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410