

A.P.N.: 1221-04-001-023  
File No: 143-2609123 (mk)  
R.P.T.T.: \$1,162.20

When Recorded Mail To: Mail Tax Statements To:  
Michael Chavez and Charlene Chavez  
1118 Calcaperra Ct.  
San Jose , CA 95120

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Patrick R. Gagnon and Karen D. Gagnon, Trustees of The Gagnon Family Trust Under Instrument Dated May 20, 2016, As Community Property

do(es) hereby *GRANT, BARGAIN and SELL* to

Michael Chavez and Charlene Chavez, husband and wife as community property with right of survivorship

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

**LOT 9 AS SET FORTH ON FINAL SUBDIVISION MAP PD 03-009, FOR BLUE SKY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MAP 27, 2004, IN BOOK 0504, PAGE 13571, AS DOCUMENT NO. 614400.**

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Patrick R. Gagnon and Karen D. Gagnon,  
Trustees of The Gagnon Family Trust Under  
Instrument Dated May 20, 2016, As Community  
Property

\_\_\_\_\_  
Patrick R. Gagnon, Trustee

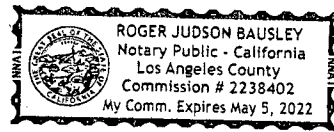
*Handwritten signature of Patrick R. Gagnon*

\_\_\_\_\_  
Karen D. Gagnon, Trustee

STATE OF California )  
COUNTY OF Los Angeles ) ss.

This instrument was acknowledged before me on December 11, 2020 by  
**Patrick R. Gagnon and Karen D. Gagnon, Trustees.**

\_\_\_\_\_  
Notary Public  
(My commission expires: 5/05/2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2609123.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) 1221-04-001-023  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$298,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$298,000.00  
d) Real Property Transfer Tax Due \$1,162.20

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 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: [Signature]

Capacity: Agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Patrick R. Gagnon and Karen D.

Print Name: Gagnon

Address: 2223 N Buena Vista St

City: Burbank

State: CA      Zip: 91504

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Michael Chavez and

Print Name: Charlene Chavez

Address: 1118 Calcaperra Ct.

City: San Jose

State: CA      Zip: 95120

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

First American Title Insurance

Print Name: Company

File Number: 143-2609123 mk/ ks

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV      Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)