

DOUGLAS COUNTY, NV 2021-959883
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=3 01/13/2021 11:54 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER E07

A.P.N.: 1319-30-520-021
File No: 143-2603478 (mk)
R.P.T.T.: \$0.00 #7

When Recorded Mail To: Mail Tax Statements To:
Jack E. Patterson
7852 Winder Lane
Citrus Heights , CA 95610

GRANT, BARGAIN and SALE DEED

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

Jack E. Patterson Trustee of The Patterson Revocable Living Trust

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

Jack E. Patterson, *an/Unmarried indiv.*
A SINGLE MAN

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

UNIT 20, AS SET FORTH ON THE CONDOMINIUM MAP OF LOT 51, AMENDED MAP OF TAHOE VILLAGE UNIT NO. 1, FILED FOR RECORD MAY 25, 1982, AS DOCUMENT NO. 68043, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA. TOGETHER WITH AN UNDIVIDED 1/30TH INTEREST IN AND TO THOSE PORTIONS DESIGNATED AS COMMON AREAS AS SET FORTH ON THE CONDOMINIUM MAP OF LOT 51, AMENDED MAP OF TAHOE VILLAGE UNIT NO. 1, FILED FOR RECORD MAY 25, 1982, AS DOCUMENT NO. 68043, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

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.

Jack E. Patterson
Jack E. Patterson

STATE OF **NEVADA** Kingdom of Thailand
COUNTY OF **DOUGLAS** Bangkok Metropolitan
Embassy of the United States
of America

This instrument was acknowledged before me on this:
_____ day of 11 DEC 2020

By: **Jack E. Patterson**

By: Joyigna G. Tarac
Joyigna G. Tarac
Consular Associate of the
United States of America

Notary Public Indefinite
(My commission expires: _____)



Douglas County Recorder's Office

Karen Ellison, Recorder

<http://recorder.co.douglas.nv.us>

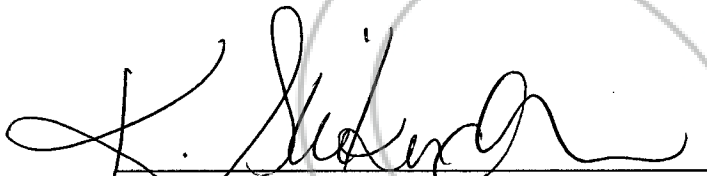
kellison@co.douglas.nv.us

(775) 782-9027

LEGIBILITY NOTICE


The Douglas County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties right may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed, it may not reproduce a legible copy.



Signature

1-13-2021
Date



Printed Name

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-520-021
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - JS</u>	

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #7
- b. Explain reason for exemption: out of trust for no consideration

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]
Signature: _____

Capacity: Agent
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jack E. Patterson Trustee of The Patterson Revocable Living Trust
Address: 7852 Windor Lane
City: Citrus Heights
State: CA Zip: 95610

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jack E. Patterson
Address: 7852 Windor Lane
City: Citrus Heights
State: CA Zip: 95610

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

Print Name: First American Title Insurance Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2603478 mk/ et
State: NV Zip: 89423

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