

DOUGLAS COUNTY, NV
RPTT:\$1813.50 Rec:\$40.00
\$1,853.50 Pgs=2
2021-961358
02/04/2021 08:54 AM
STEWART TITLE COMPANY
KAREN ELLISON, RECORDER

| | |
|-------------------------|-----------------|
| A.P.N. No.: | 142-007-816-031 |
| R.P.T.T. | \$1,813.50 |
| File No.: | 1080002 DMR |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | Same as below |
| When Recorded Mail To: | |
| Aethra M Gervase | |
| 981 Ranchview Circle | |
| Carson City, NV 89705 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Christina M Pearson, Successor Trustee of The Gregory Malavazos Trust, dated August 31, 2018** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Aethra M Gervase, a single woman, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 5 in Block M, as set forth on the Final Map of SUNRIDGE HEIGHTS, PHASES 7B and 9, a Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 5, 1995, in Book 995, Page 410, as Document No. 369825, and by Certificate of Amendment recorded August 14, 1996, in Book 896, Page 2588, as Document No. 394289.

APN: 1420-07-816-031

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 1/29/2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

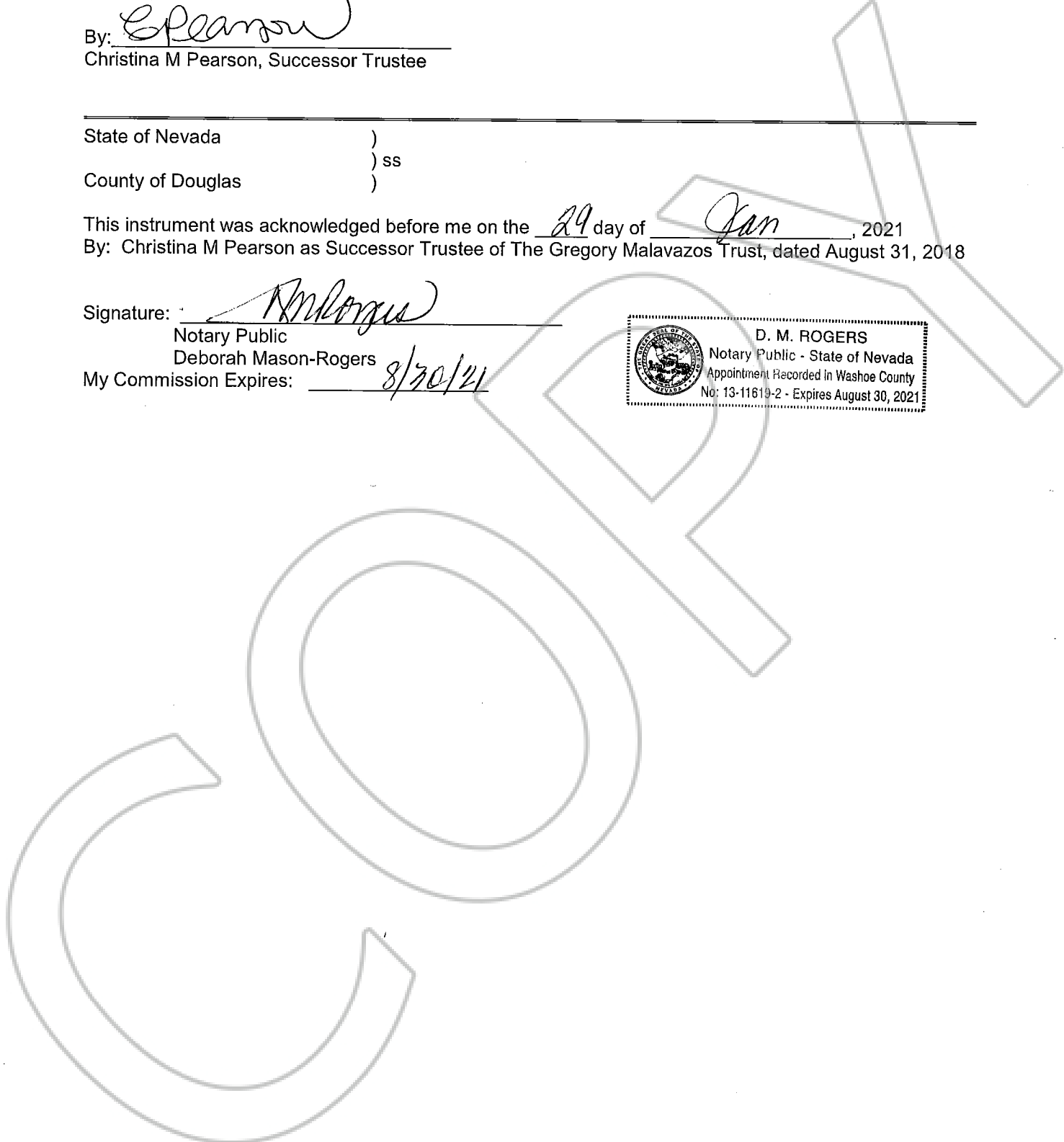
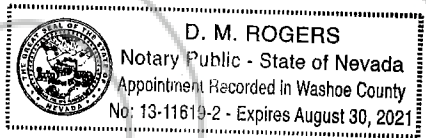
The Gregory Malavazos Trust dated August 31, 2018

By: *CPearson*
Christina M Pearson, Successor Trustee

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 29 day of Jan, 2021
By: Christina M Pearson as Successor Trustee of The Gregory Malavazos Trust, dated August 31, 2018

Signature: *DRogers*
Notary Public
Deborah Mason-Rogers
My Commission Expires: 8/30/21



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-816-031
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 465,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 465,000.00
 d. Real Property Transfer Tax Due \$ 1,813.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 _____ Grantor _____
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: The Gregory Malavazos Trust,
 dated August 31, 2018
 Address: 10593 Blockade Drive
 City: Reno
 State: NV Zip: 89521

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Aethra M Gervase
 Address: 981 Ranchview Circle
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1080002 DMR
 Address: 540 W Plumb Ln, Ste 100
 City: Reno State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED