

DOUGLAS COUNTY, NV

**2021-961671**

RPTT:\$234.00 Rec:\$40.00

\$274.00 Pgs=3

**02/09/2021 12:01 PM**

TICOR TITLE - GARDNERVILLE

**KAREN ELLISON, RECORDER**

**WHEN RECORDED MAIL TO:**

Jerome M. Johnson and Mary Joyce Johnson, Trustees  
of the Jerome and Mary Joyce Johnson Living Trust  
dated 12-06-2012

2790 Feather River Blvd

Oroville, CA 95965

**MAIL TAX STATEMENTS TO:**

Same as above

Escrow No. 2100831-RLT

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1022-15-001-127

R.P.T.T. \$ 234.00

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That The Dunham Trust Company by Alaina Sylvester, Trust Officer,  
Trustee of The Ruth L. Carney Revocable Living Trust, dated November 25, 2003

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell and Convey to Jerome M. Johnson and Mary Joyce Johnson, Trustees of the Jerome and Mary  
Joyce Johnson Living Trust dated 12-06-2012


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

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

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

Signature and notary acknowledgement on page two.

The Dunham Trust Company by Alaina Sylvester, Trust Officer, Trustee of The Ruth L. Carney Revocable Living Trust, dated November 25, 2003

  
\_\_\_\_\_

Alaina Sylvester, Trust Officer for The Dunham Trust Company, Trustee

  
\_\_\_\_\_

David Osgood, Trust Officer for the Dunham Trust Company, Trustee

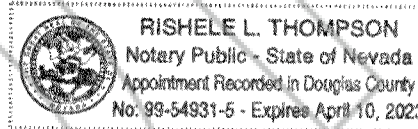
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 2/8/2021  
by Alaina Sylvester and David Osgood

\_\_\_\_\_  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02100831.



Escrow No. 2100831-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

A parcel of land lying entirely within Parcel "A", as shown on the Official Plat, TOPAZ RANCH ESTATES UNIT NO. 4, as filed for record in the Office of the County Recorder of Douglas County, Nevada, described as follows:

Commencing at the Southeast corner of Lot 33, Block "H", of TOPAZ RANCH ESTATES UNIT NO. 4, and proceeding thence along the West side of Albite Way, South 12° 23' 37" East 175.00 feet to the point of beginning; thence continuing along the Westerly side of Albite Road, South 12° 23' 37" East, 106.90 feet to the beginning of a curve to the right, the tangent of which bears the last described course; thence along said curve, having a central angle of 84° 58' 28", a radius of 20.00 feet, through an arc length of 29.66 feet to a point on the Northerly side of a 60 foot wide roadway; thence along said Northerly line South 72° 34' 51" West, 272.80 feet; thence North 12° 23' 37" West, 325.72 feet to a point on the Southerly line of Lot 32, Block "H", TOPAZ RANCH ESTATES UNIT NO. 4; thence along said Southerly line, North 77° 36' 23" East, 115.00 feet to the Southeast corner of said Lot 32; thence proceeding, South 12° 23' 37" East, 175.00 feet; thence North 77° 36' 23" East, 175.00 feet to the TRUE POINT OF BEGINNING.

APN: 1022-15-001-127

Note: Document No. 660046 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1022-15-001-127  
 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 ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 60,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 60,000.00  
 d. Real Property Transfer Tax Due: \$ 234.00

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 *Alaina Sylvester* Capacity Trust Officer  
 Signature *J. Johnson* Capacity TRUST OFFICER

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: The Dunham Trust Company by Alaina Sylvester, Trust Officer, Trustee of The Ruth L. Carney Revocable Living Trust, dated November 25, 2003  
 Address: 241 Ridge St, Ste 100  
 City: Reno  
 State: NV Zip: 89501

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Jerome M. Johnson and Mary Joyce Johnson, Trustees of the Jerome and Mary Joyce Johnson Living Trust  
 Address: 2740 Feather River Blvd  
 City: Oroville  
 State: CA Zip: 95945

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02100831-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED