

APN# : 1320-26-002-050

RPTT: \$1,326.00

Recording Requested By:

Western Title Company

Escrow No.: 124457-WLD

When Recorded Mail To:

Thomas Lee Monti and Doris L.

Monti, Trustees of The Monti

Living Trust dated October 25, 2005

1666 S. Benton Road

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,

Denton T. Waite and Dawn D. Waite, Trustees, or their successors in interest, of the Waite Living Trust dated August 4, 2020

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

Thomas Lee Monti and Doris L. Monti, Trustees of The Monti Living Trust dated October 25, 2005

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 15 in Block D as shown on Final Subdivision Map PD #02-003 for AURORA, a Planned Development filed for record with the Douglas County Recorder September 8, 2003 in Book 903, at Page 3029, as Document No. 589081, Official Records of Douglas County, Nevada, and by Certificate of Amendment recorded September 10, 2003 in Book 903, at Page 4697, as Document No. 589483, Official Records of Douglas County, Nevada.

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

Dated: 02/09/2021

The Waite Living Trust

*Denton T. Waite*  
Denton T. Waite, Trustee

*Dawn D. Waite*  
Dawn D. Waite, Trustee

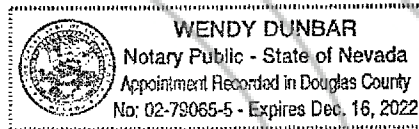
STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on February 10, 2021, By Denton T. Waite and Dawn D. Waite.

} ss

*[Signature]*  
\_\_\_\_\_  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1320-26-002-050

2. Type of Property:

- a)  Vacant Land                      b)  Single Fam. Res.  
c)  Condo/Twnhse                      d)  2-4 Plex  
e)  Apt. Bldg                              f)  Comm'/Ind'l  
g)  Agricultural                          h)  Mobile Home  
i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b> NOTES: _____ _____ _____
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3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
Transfer Tax Value: \$340,000.00  
Real Property Transfer Tax Due: \$1,326.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section:  
b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 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: Denton T. Waite and Dawn D. Waite, Trustees,  
or their successors in interest, of the Waite  
Living Trust dated August 4, 2020  
Address: 1145 Cortez Lane  
City: Gardnerville  
State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
Print Name: Thomas Lee Monti and Doris L. Monti,  
Trustees of The Monti Living Trust dated  
October 25, 2005  
Address: 1666 S. Benton Road  
City: Minden  
State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 124457-WLD  
Address: Douglas Office  
1362 Highway 395, Ste. 109  
City/State/Zip: Gardnerville, NV 89410