

DOUGLAS COUNTY, NV **2021-962495**
RPTT:\$1794.00 Rec:\$40.00
\$1,834.00 Pgs=3 02/24/2021 02:40 PM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1420-33-410-019
RPTT: \$1,794.00

Recording Requested By:
Western Title Company

Escrow No.: 124284-SAB

When Recorded Mail To:
Kerry Robinson and
KimpHong Robinson
2636 Sweet Clover Court
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



Sherry Baker

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,

Cathy L. Baker, Successor Trustee of the Patrick T. Richards Revocable Living Trust

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

Kerry Robinson and Kimphong Robinson, husband and wife as joint tenants

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:

Lot 33, as shown on Final Map for WILDHORSE ANNEX UNIT 2, a Planned Unit Development, filed for record in the office of the Douglas County Recorder, State of Nevada, on October 10, 1994 in Book 1094, Page 1490, as Document No. 348105, Official Records.

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

Dated: 02/12/2021

Patrick T. Richards Revocable Living Trust

Cathy L Baker 2/19/2021
By Cathy L. Baker, Successor Date
Trustee

STATE OF New Mexico } ss
COUNTY OF Bernalillo
This instrument was acknowledged before me on

February 19, 2021

By Cathy L. Baker, Successor Trustee.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-33-410-019

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

FOR RECORDERS OPTIONAL USE ONLY
 NOTES: _____

3. Total Value/Sales Price of Property: \$460,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$460,000.00
 Real Property Transfer Tax Due: \$1,794.00

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 Patrick L Baker, Trustee Capacity Seller
 Signature [Signature] Capacity Agent for Buyer

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Patrick T. Richards Revocable Living Trust
 Address: 7724 Callow St NE
 City: Albuquerque
 State: NM Zip: 87109

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Kerry Robinson and Kimphong Robinson
 Address: 2636 Sweet Clover Court
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Kietzke Office
5390 Kietzke Ln Suite 101
 City/State/Zip: Reno, NV 89511

Esc. #: 124284-SAB