

DOUGLAS COUNTY, NV **2021-964636**  
RPTT:\$2570.10 Rec:\$40.00  
\$2,610.10 Pgs=3 **03/31/2021 03:43 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1320-29-213-005
<b>R.P.T.T.</b>	\$2,570.10
<b>File No.:</b>	1137845 ARJ
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
John B. Fisher and Margaret A. Stephenson	
1074 Wisteria Drive	
Minden, NV 89423	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Nicholas Rains and Tammy Rains, Trustees of the Rains Family Trust** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **John B. Fisher, an unmarried man and Margaret A. Stephenson, an unmarried woman, as joint tenants with right of survivorship** all that real property situated in the 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 59 in Block D as shown on the Official Plat of Winhaven Unit No. 2, PHASE A, filed for record in the office of the Douglas County Recorder, State of Nevada, on September 14, 1990, in Book 990, at Page 1934, as Document No. 234654, Official Records.

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: 3/30/21

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

Rains Family Trust


By: [Signature] Date: 3/30/21  
Nicholas Rains, Trustee

By: [Signature] Date: 3/30/21  
Tammy Rains, Trustee

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 30<sup>th</sup> day of March, 2021  
By: Nicholas Rains & Tammy Rains Trustees of Nicholas Rains  
and Tammy Rains, Trustees of the Rains Family Trust

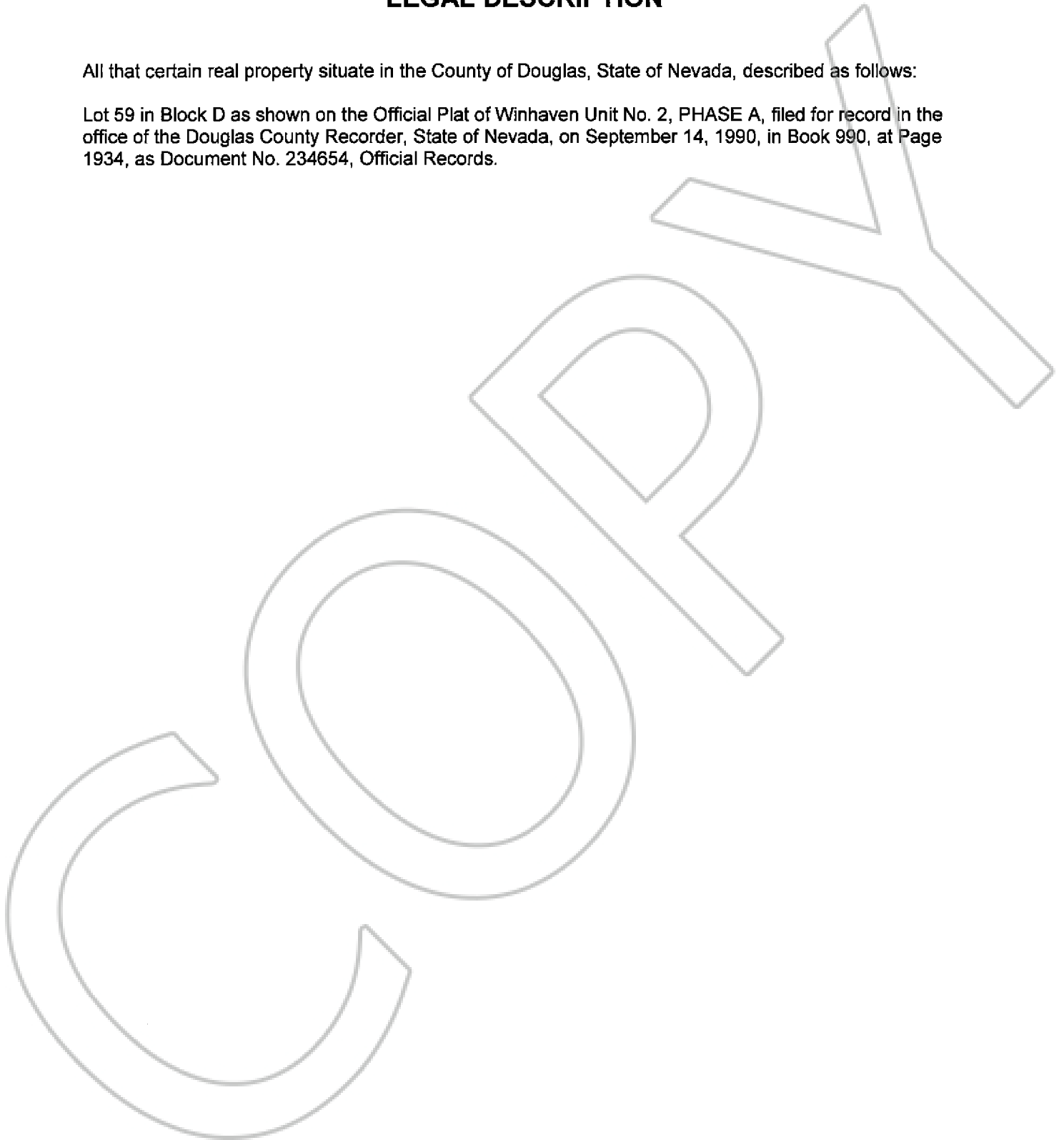
Signature: [Signature]  
Notary Public  
Anu Jansse  
My Commission Expires: 3/20/23

 ANU JANSSE  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 03-80889-5 - Expires March 20, 2023

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

Lot 59 in Block D as shown on the Official Plat of Winhaven Unit No. 2, PHASE A, filed for record in the office of the Douglas County Recorder, State of Nevada, on September 14, 1990, in Book 990, at Page 1934, as Document No. 234654, Official Records.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-29-213-005  
 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                      \$ 659,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 659,000.00  
 d. Real Property Transfer Tax Due                              \$ 2,570.10

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 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 \_\_\_\_\_ Capacity Escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Nicholas Rains and Tammy Rains,  
Trustees of the Rains Family Trust  
 Address: P.O. Box 83  
 City: Minden  
 State: NV                      Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: John B. Fisher and Margaret A.  
Stephenson  
 Address: 1074 Wisteria Drive  
 City: Minden  
 State: NV                      Zip: 89423

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

Print Name: Stewart Title Company  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville

Escrow # 1137845 ARJ  
 State: NV                      Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED