

DOUGLAS COUNTY, NV  
RPTT:\$1801.80 Rec:\$40.00  
\$1,841.80 Pgs=5

**2021-964776**  
04/02/2021 02:35 PM

ETRCO  
KAREN ELLISON, RECORDER

APN# : 1420-07-715-006

RPTT: \$1,801.80

Recording Requested By:  
Western Title Company

Escrow No.: 125208-ARJ

When Recorded Mail To:

Edward C. Cavanaugh  
900 Parkview Ct.  
Carson City, NV 89705

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

W. Dunbar, Assistant

Wendy Dunbar

Escrow Officer

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**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,

Anastasia Marie Young, Successor Trustee of The Hubert and Anita Harris Living Trust Revocable Living Trust Agreement Dated November 22, 2005

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

Edward C. Cavanaugh, an unmarried man

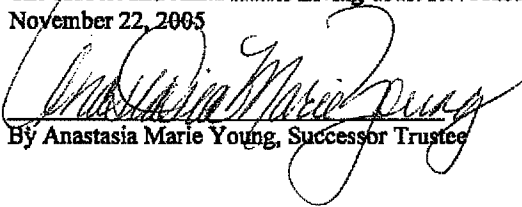
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 03/31/2021

The Hubert and Anita Harris Living Trust Revocable Living Trust Agreement Dated  
November 22, 2005

  
By Anastasia Marie Young, Successor Trustee

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on  
\_\_\_\_\_, 2021 By Anastasia Marie Young.

} ss

*See attached  
California  
Acknowledgment*

\_\_\_\_\_  
Notary Public

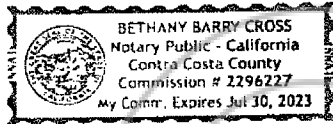
**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Contra Costa }  
On April 1, 2021 before me, Bethany Barry Cross, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Anastasia Marie Young  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Bethany Barry Cross  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant, Bargain, and Sale Deed  
Document Date: 3/31/2021 Number of Pages: 3  
Signer(s) Other Than Named Above: none

**Capacity(ies) Claimed by Signer(s)**

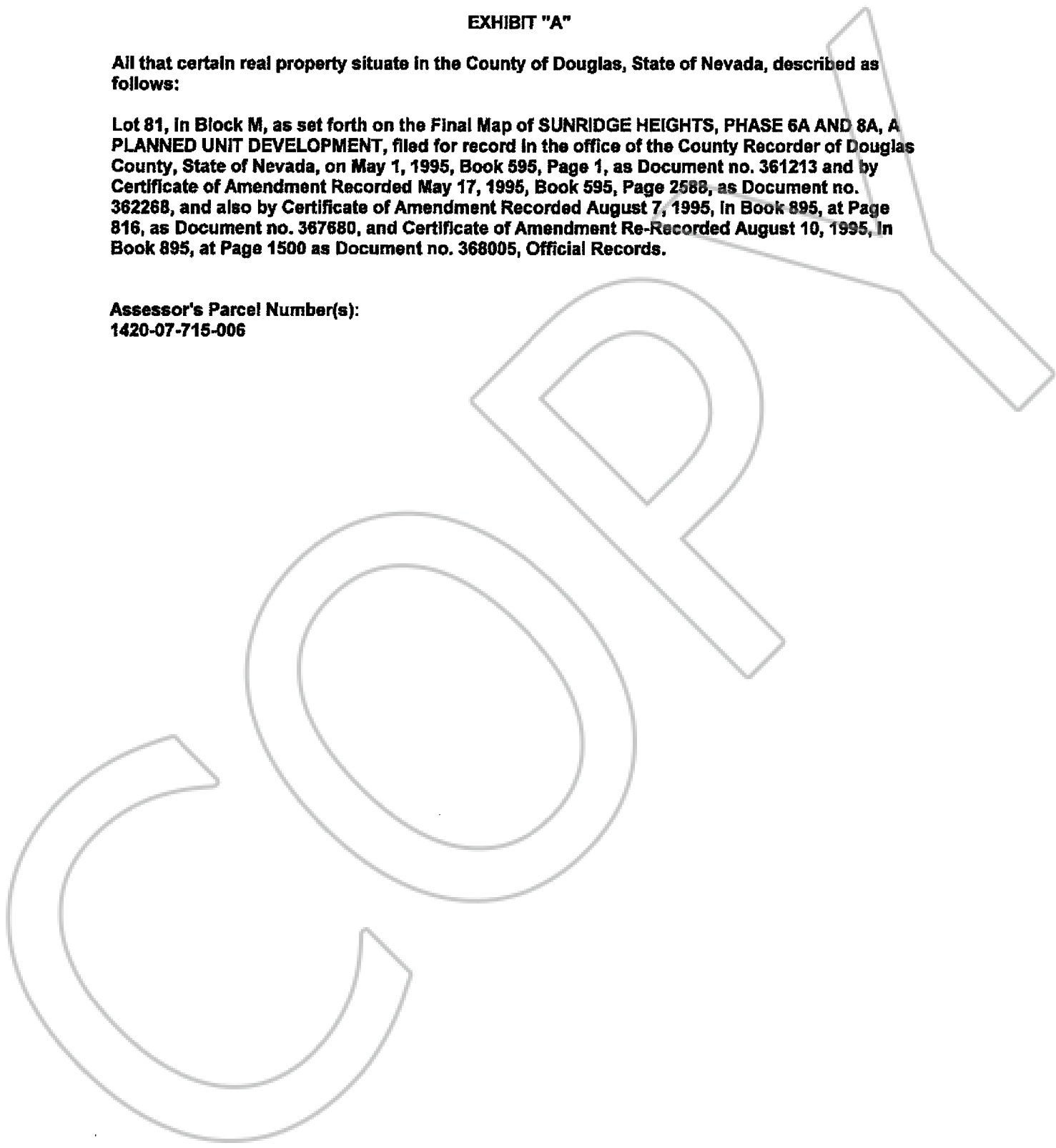
Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: Successor Trustee  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

**EXHIBIT "A"**

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

**Lot 81, in Block M, as set forth on the Final Map of SUNRIDGE HEIGHTS, PHASE 6A AND 8A, A PLANNED UNIT DEVELOPMENT, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 1, 1995, Book 595, Page 1, as Document no. 361213 and by Certificate of Amendment Recorded May 17, 1995, Book 595, Page 2588, as Document no. 362268, and also by Certificate of Amendment Recorded August 7, 1995, in Book 895, at Page 816, as Document no. 367680, and Certificate of Amendment Re-Recorded August 10, 1995, in Book 895, at Page 1500 as Document no. 368005, Official Records.**

**Assessor's Parcel Number(s):  
1420-07-715-006**



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**  
a) 1420-07-715-006

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>
NOTES: _____
_____

3. **Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$462,000.00

\$462,000.00

\$1,801.80

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: *Christina Marie Young* Capacity: FREE

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: The Hubert and Anita Harris Living Trust  
Revocable Living Trust Agreement Dated  
November 22, 2005

Address: 2318 Greenwich Rd  
City: San Pablo  
State: CA Zip: 94806

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Edward C. Cavanaugh

Address: 9100 Parkview Ct.  
City: Carson City  
State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC

Esc. #: 125208-ARJ

Address: Douglas Office  
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)