

DOUGLAS COUNTY, NV **2021-965149**  
RPTT:\$5557.50 Rec:\$40.00  
\$5,597.50 Pgs=3 **04/08/2021 01:48 PM**  
TICOR TITLE INCLINE VILLAGE - 264 VILLAGE BLVD  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Alan Villanueva and Pearl M. Van Denberg  
5 Foliata Way  
Ladera Ranch, CA 92694

MAIL TAX STATEMENTS TO:  
Alan Villanueva and Pearl M. Van Denberg  
5 Foliata Way  
Ladera Ranch, CA 92694

Escrow No. 2101656-SLP

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.: 1319-19-810-002  
R.P.T.T. \$5,557.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

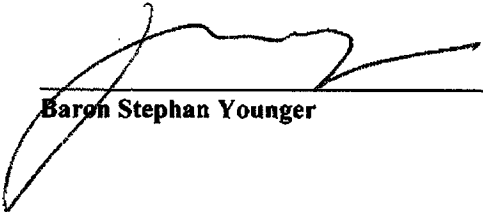
**THIS INDENTURE WITNESSETH:** That Baron Stephan Younger and Natalie Younger, husband and wife, as joint tenants with right of survivorship

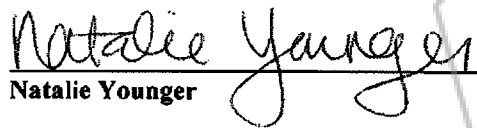
**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Alan Villanueva and Pearl Van Denburg, husband and wife as joint tenants

**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.**

  
Baron Stephan Younger

  
Natalie Younger

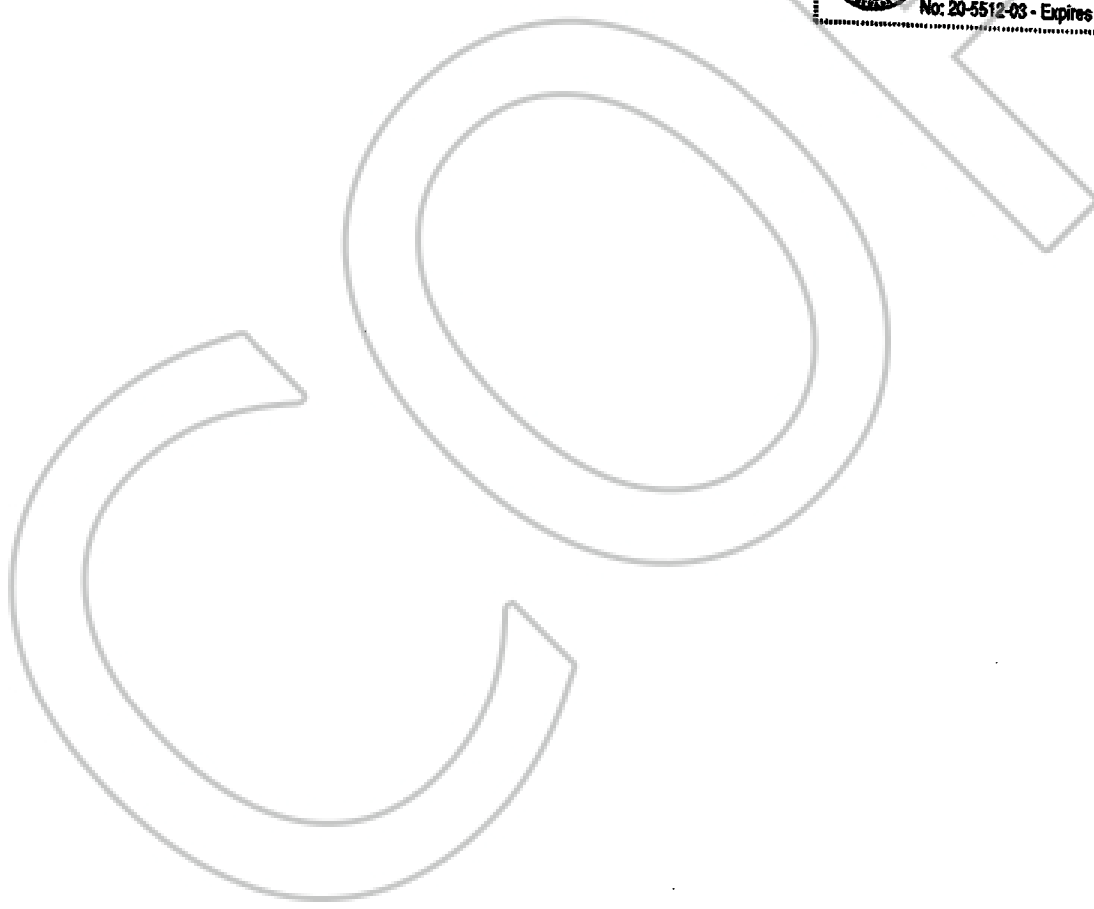
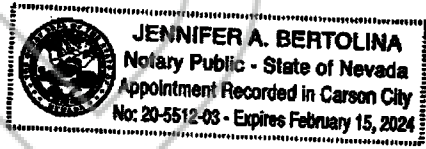
STATE OF NEVADA  
COUNTY OF ~~DOUGLAS~~ Washoe

} ss: April 1, 2021

This instrument was acknowledged before me on ,  
by Baron Stephan Younger and Natalie Younger

  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02101656.



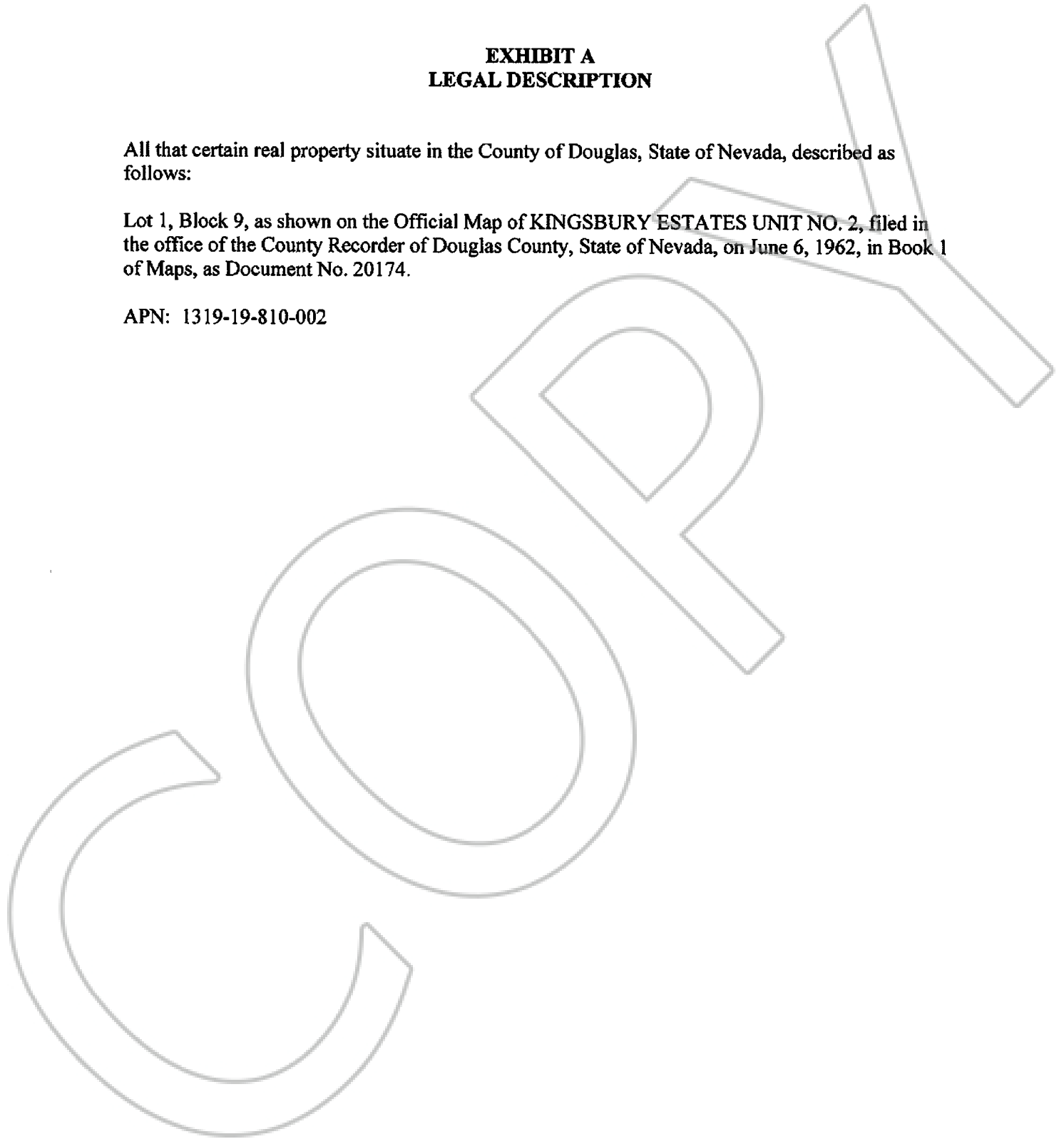
Escrow No. 2101656-SLP

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 1, Block 9, as shown on the Official Map of KINGSBURY ESTATES UNIT NO. 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 6, 1962, in Book 1 of Maps, as Document No. 20174.

APN: 1319-19-810-002



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1319-19-810-002  
 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 \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property: \$ 1,425,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 1,425,000.00  
 d. Real Property Transfer Tax Due: \$ 5,557.50

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 [Signature] Capacity Escrow Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Baron Stephan Younger and Natalie Younger  
 Address: P.O. Box 4256  
 City: Stateline  
 State: NV Zip: 89449

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Alan Villanueva and Pearl Van Denburg  
 Address: 5 Foliate Way  
 City: Ladera Ranch  
 State: CA Zip: 92694

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02101656-030-SLP  
 Address: 264 Village Boulevard #101  
 City, State, Zip: Incline Village, NV 89451

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED