

DOUGLAS COUNTY, NV
RPTT:\$1267.50 Rec:\$40.00
\$1,307.50 Pgs=2 04/09/2021 02:31 PM
2021-965258
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-07-617-045
R.P.T.T.	\$1,267.50
File No.:	1142657 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Lawrence R. Sample and Donna Sample, as Trustees of the Sample Family Trust dated January 3, 1997	
P.O. Box 28	
Genoa, NV 89411	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Lisa Lippincott, Successor Trustee of the Abby Lippincott Trust who erroneously acquired title as Abby Lippincott Trust for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Lawrence R. Sample and Donna Sample, as Trustees of the Sample Family Trust dated January 3, 1997, 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 7, as shown on the Plat of HIGHLAND ESTATES UNIT 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 26, 1977, in Book 777, Page 1278 as Document No. 11379, Official Records.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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: 04.05.2021

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

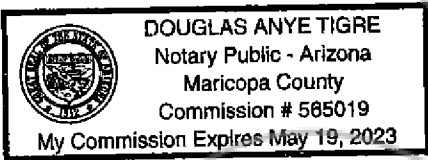
The Abby Lippincott Trust

By: Lisa Lippincott Date: 4.5.2021
Lisa Lippincott, Successor Trustee

State of Arizona)
) ss
County of Maricopa)

This instrument was acknowledged before me on the 05th day of April, 2021
By: Lisa Lippincott

Signature: [Handwritten Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-617-045
 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 \$ 325,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 325,000.00
 d. Real Property Transfer Tax Due \$ 1,267.50

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 *Lisa Lippincott* Capacity Grantor
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Lisa Lippincott, Successor Trustee of the Abby Lippincott Trust
 Address: 8535 E. Cactus Road
 City: Scottsdale
 State: AZ Zip: 85260

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Lawrence R. Sample and Donna Sample, as Trustees of the Sample Family Trust dated January 3, 1997
 Address: P.O. Box 28
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1142657 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410