

DOUGLAS COUNTY, NV **2021-965977**
RPTT:\$1092.00 Rec:\$40.00
\$1,132.00 Pgs=2 **04/22/2021 10:44 AM**
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1420-30-001-012
File No: 143-2617121 (mk)
R.P.T.T.: \$1,092.00

When Recorded Mail To: Mail Tax Statements To:
Nicole I. Turner and Dustin M. Turner
P.O. Box 2167
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Michael Per Hakansson and Margaret Esther Hakansson Trustees of the M & M trust
dated August 13, 2015 and any amendments thereto

do(es) hereby *GRANT, BARGAIN and SELL* to

Nicole I. Turner and Dustin M. Turner, wife and husband as joint tenants

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

**PARCEL 3A-2 AS SHOWN ON PARCEL MAP (DP 18-0294) FOR M & M TRUST 2015,
RECORDED MAY 18, 2020 AS DOCUMENT NO. 2020-946234 IN THE OFFICE OF THE
COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA.**

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now
of record.

Michael Per Hakansson and Margaret Esther
Hakansson Trustees of the M & M Trust dated
August 13, 2015 and any amendments thereto

Michael Per Hakansson
Michael Per Hakansson, Trustee

Margaret Esther Hakansson
Margaret Esther Hakansson, Trustee

STATE OF **NEVADA**)
)
COUNTY OF **DOUGLAS**) : ss.

This instrument was acknowledged before me on 4-20-2021 by
Michael Per Hakansson and Margaret Esther Hakansson Trustees.

Mary Kelsh
Notary Public
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2617121.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-30-001-012
 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 | |
|----------------------------|-------------|
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

3. a) Total Value/Sales Price of Property: \$280,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$280,000.00
 d) Real Property Transfer Tax Due \$1,092.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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]
 Signature: _____

Capacity: agent
 Capacity: _____

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

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

Print Name: The M&M Trust
 Address: 628 W. Fork Vista Lane
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Nicole I. Turner and
Dustin M. Turner
 Address: P.O. Box 2167
 City: Minden
 State: NV Zip: 89423

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

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2617121 mk/ mk
 State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)