

DOUGLAS COUNTY, NV

**2021-966064**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

**04/23/2021 09:16 AM**

ETRCO

KAREN ELLISON, RECORDER

E07

APN#: 1220-22-210-164

Exemption #7

**Recording Requested By:**

Western Title Company

**Escrow No.: 124982**

**When Recorded Mail To:**

**Frank Alvin Jr. Magary and**

**Rosemarie Jean Magary**

**655 BOWLES LN**

**GARDNERVILLE, NV 89460-8115**

**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 \_\_\_\_\_

*Sherry Ackermann*  
Sherry Ackermann

Escrow Officer

**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,

The Frank and Rose Magary Living Trust, UTD September 27, 2018, Frank Alvin Magary Jr. and Rosemarie Jean Magary, Trustees

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

Frank Alvin Magary Jr. and Rosemarie Jean Magary, husband and wife as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, 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 578, of GARDNERVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

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

Dated: 04/16/2021

The Frank and Rose Magary Living Trust UTD September 27, 2018

Frank Alvin Magary, Jr.  
Frank Alvin Magary, Jr., Trustee

Rosemarie Jean Magary  
Rosemarie Jean Magary, Trustee

STATE OF Nevada } ss

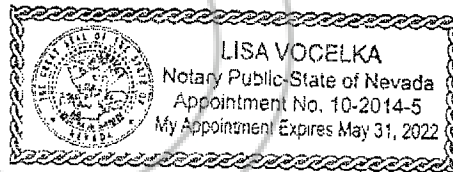
COUNTY OF Douglas

This instrument was acknowledged before me on

4/19/21

By Frank Alvin Magary, Jr. and Rosemarie Jean Magary

Lisa Voelka  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-22-210-164

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**  
 NOTES: 4/23/21 Trust Ok ~A.B.

3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: Transfer out of trust with no consideration

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 [Handwritten Signature] Capacity Escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: The Frank and Rose Magary Living Trust  
utd September 27, 2018  
 Address: 655 Bowles Lane  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Frank Alvin Magary Jr. and Rosemarie  
Jean Magary  
 Address: 655 BOWLES LN  
 City: GARDNERVILLE  
 State: NV Zip: 89460-8115

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 124982