

DOUGLAS COUNTY, NV  
RPTT:\$2398.50 Rec:\$40.00  
\$2,438.50 Pgs=3  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

2021-966116

04/23/2021 01:00 PM

WHEN RECORDED MAIL TO:  
Timothy A. Pegram, Trustee of the Hayden Peach  
Irrvocable Trust of 2020 dated December 31, 2020

1627 US Hwy 395 N.  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2102585-RLT

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.: 1320-30-311-027  
R.P.T.T. \$2,398.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

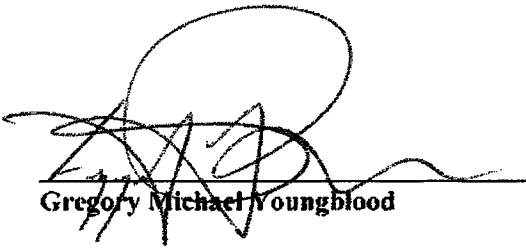
THIS INDENTURE WITNESSETH: That Gregory Michael Youngblood and Julie Lynn Youngblood,  
Husband and wife as community property with right of survivorship

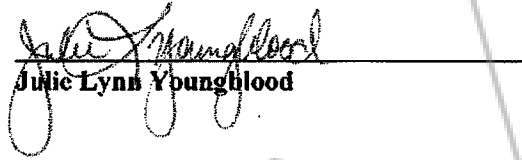
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell and Convey to Timothy A. Pegram, Trustee of the Hayden Peach Irrvocable Trust of 2020  
dated December 31, 2020

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.

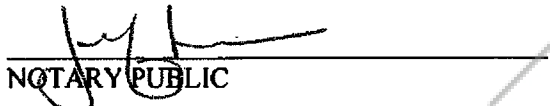
  
Gregory Michael Youngblood

  
Julie Lynn Youngblood

STATE OF <sup>mo</sup>NEVADA ~~NEVADA~~ <sup>New Mexico</sup>  
COUNTY OF ~~DOUGLAS~~ <sup>Dona Ana</sup>  
<sup>mo</sup>

} ss:

This instrument was acknowledged before me on, April 21, 2021  
by Gregory Michael Youngblood and Julie Lynn Youngblood

  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02102585.



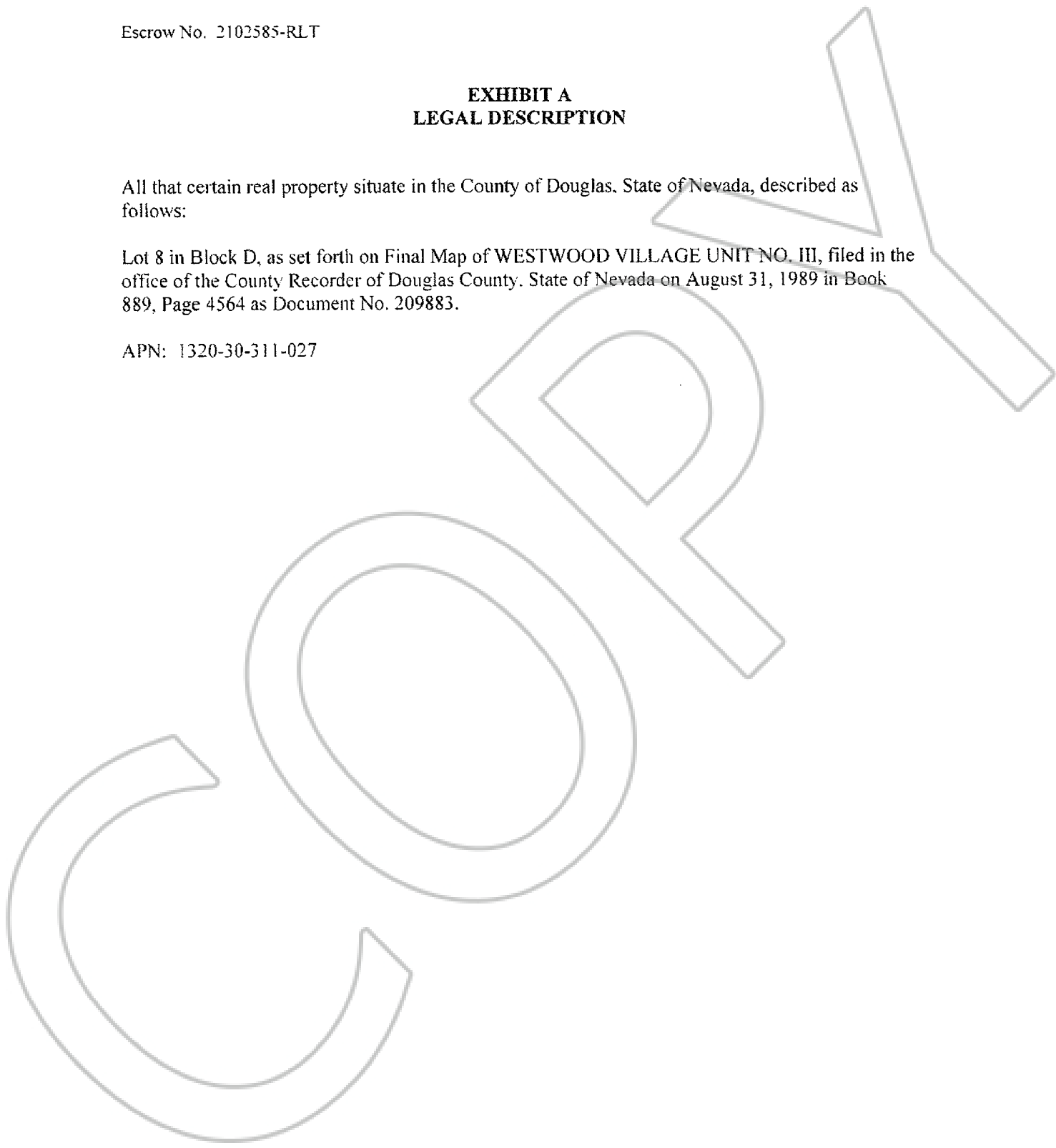
Escrow No. 2102585-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 8 in Block D, as set forth on Final Map of WESTWOOD VILLAGE UNIT NO. III, filed in the office of the County Recorder of Douglas County, State of Nevada on August 31, 1989 in Book 889, Page 4564 as Document No. 209883.

APN: 1320-30-311-027



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-30-311-027  
 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: \$ 614,900.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 614,900.00  
 d. Real Property Transfer Tax Due: \$ 2,398.50

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 \_\_\_\_\_ Capacity grantor  
 Signature \_\_\_\_\_ Capacity grantee

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

Print Name: Gregory Michael Youngblood and Julie Lynn Youngblood  
 Address: 826 Harris Ad.  
 City: Las Cruces  
 State: Zip: NM 88007

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

Print Name: Timothy A. Pegram, Trustee of the Hayden Peach Irrevocable Trust of 2020 dated December 31, 2020  
 Address: 1627 US Hwy 395 N.  
 City: Minden  
 State: Zip: NV 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02102585-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED