

APN: 1319-19-718-018
R.P.T.T.: \$2,691.00
Escrow No.: 21015382-DR
When Recorded Return To:
Samuel Pullan and Evelyn Pullan
1362 US Hwy 395 Suite 102 #234
Gardnerville, NV 89410

Mail Tax Statements to:
Samuel Pullan and Evelyn Pullan
1362 US Hwy 395 Suite 102 #234
Gardnerville, NV 89410

DOUGLAS COUNTY, NV **2021-966143**
RPTT:\$2691.00 Rec:\$40.00
\$2,731.00 Pgs=2 **04/23/2021 03:37 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James N. Nellesen and Barbara A. Nellesen, Trustees of Nellesen Revocable Living Trust

do(es) hereby Grant, Bargain, Sell and Convey to

Samuel Pullan and Evelyn Pullan, husband and wife, as joint tenants with right of survivorship

all that real property situated in the County of Douglas , State of Nevada, described as follows:

Parcel A, as set forth on the Parcel Map for Anthony Talbott, being a division of Lot 488, of Summit Village, recorded February 11, 1981, in Book 281, Page 997, Document No. 53477, Official Records of Douglas County, State of Nevada.

Assessors Parcel No.: 1319-19-718-018

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 12 day of April, 2021.

Nellesen Revocable Living Trust

BY: James N. Nellesen
James N. Nellesen
Trustee

BY: Barbara A. Nellesen
Barbara A. Nellesen
Trustee


READ AND APPROVED BY

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 12 day of April, 2021 by James N. Nellesen, as Trustee and Barbara A. Nellesen, as Trustee of Nellesen Revocable Living Trust.

Dena Reed
Notary Public

 DENA REED
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80676-5 - Expires March 14, 2023

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-19-718-018
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$690,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$690,000.00
 d. Real Property Transfer Tax Due: \$2,691.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: *James N. Nellesen* Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

James N. Nellesen and Barbara A. Nellesen, Trustees of Nellesen		Print Name: <u>Samuel Pullan and Evelyn Pullan</u>	
Print Name: <u>Revocable Living Trust</u>		Address: <u>1362 US Hwy 395 Suite 102 #234</u>	
Address: <u>2141 N. Olive St</u>		City: <u>Gardnerville</u>	
City: <u>Santa Ana</u>		State: <u>Nevada</u>	Zip: <u>89410</u>
State: <u>CA</u>	Zip: <u>92706</u>		

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21015382-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703