

A.P.N. No.:	1220-21-810-151
R.P.T.T.	\$1,482.00
File No.:	1191962 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Guadalupe Lopez	
817 Wagon drive unit A	
Gardnerville, NV 89460	



KAREN ELLISON, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Gerald John Paulsen as Trustee of the Revocable Living Trust Of Gerald John Paulsen** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Guadalupe Lopez**, a married man as his sole and separate property 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 294, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada on May 27, 1974 in Book 374, Page 676, as File No. 72456.

TOGETHER WITH that portion of Lot 295 of said subdivision described as follows:

COMMENCING at the most southerly corner common to said Lots 294 and 295, as shown on aforesaid map, which point is the true point of beginning; thence along the line between said lots North 40°06'00" East a distance of 79.59 feet; thence leaving said lot line North 49°54'00" West a distance of 1.00 feet; thence South 41°32'22" West a distance of 79.62 feet to a point on the South line of said Lot 295; thence along said line through a curve to the right having a central angle of 00°07'35", a radius of 1360 feet, an arc length of 3.00 feet and a chord which bears South 50°01'16" East a distance of 3.00 feet to the true point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grant Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 1, 1994, as Document No. 345336 of Official Records.

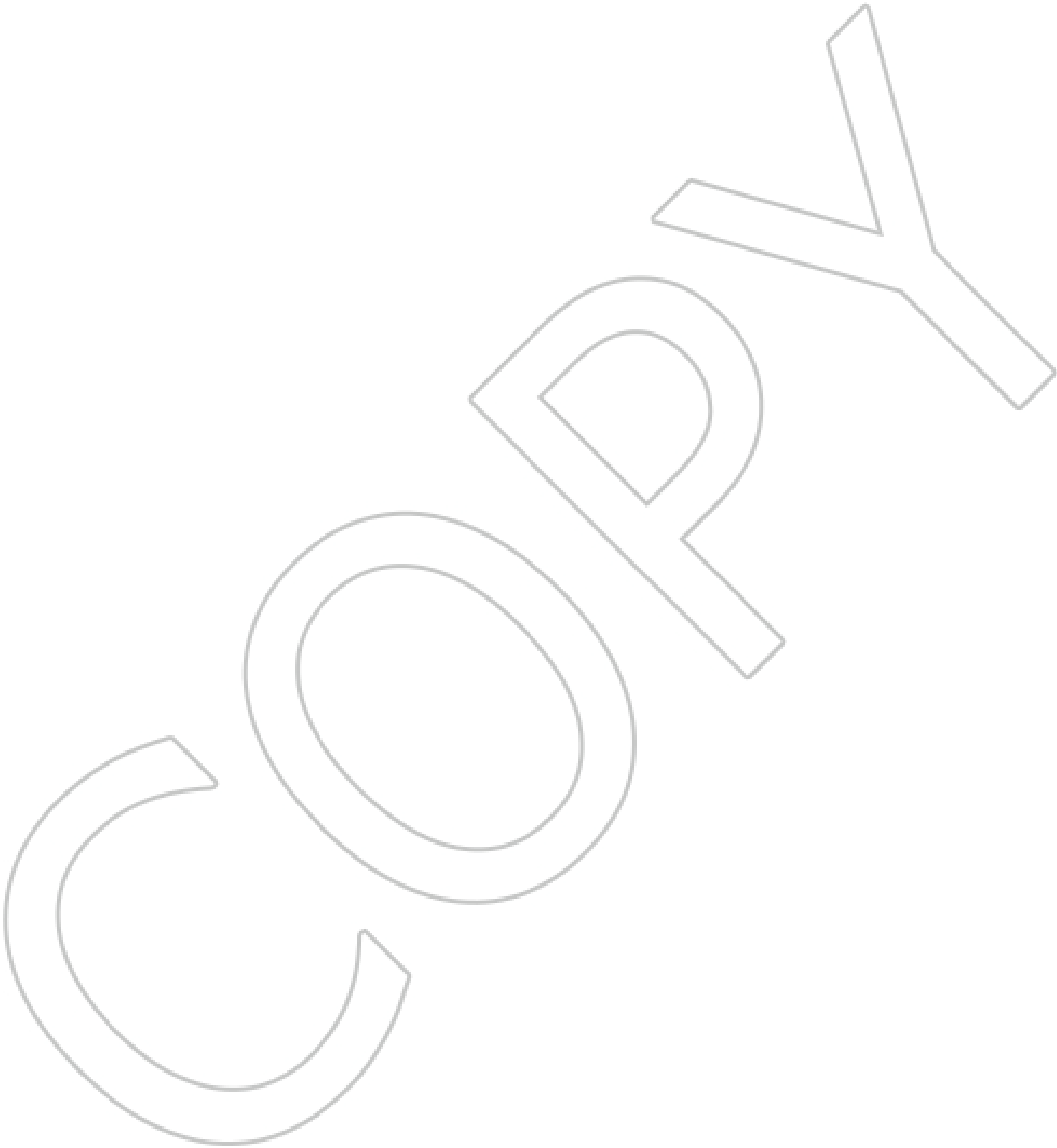
***SUBJECT TO:**

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: April 27, 2021

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



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-21-810-151
 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 RECORDER'S OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 380,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 380,000.00
 d. Real Property Transfer Tax Due \$ 1,482.00

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 _____ %
 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 Grantor Escrow
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Gerald John Paulsen as Trustee of the Revocable Living Trust Of Gerald John Paulsen
 Address: 1014 Renee Court
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Guadalupe Lopez
 Address: 817 Wagon drive unit A
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 119196 SA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410