

DOUGLAS COUNTY, NV **2021-967174**  
RPTT:\$1443.00 Rec:\$40.00  
\$1,483.00 Pgs=2 **05/10/2021 03:16 PM**  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1121-05-513-020  
File No: 143-2618782 (mk)  
R.P.T.T.: \$1,443.00

When Recorded Mail To: Mail Tax Statements To:  
Jane A Cloutier  
2 Scott Street  
Gardnerville, NV 89410-5555

***GRANT, BARGAIN and SALE DEED***

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

Richard J. Ryan and Jessica Rose Ryan, Trustees of The Ryan Family Trust, Dated May 20, 2020 who erroneously acquired title as Richard J. Ryan and Jessica Rose Ryan, Trustees of The RRYN Family Trust dated May 20, 2020

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

Jane A Cloutier, an unmarried woman

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

**LOT 102, AS SET FORTH ON THE AMENDED RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT UNIT 4 BEING, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON AUGUST 28, 2002 IN BOOK 0802, PAGE 9714, AS DOCUMENT NO. 550737 AS SET FORTH ON RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT UNIT 4 RECORDED DECEMBER 23, 2002, IN BOOK 1202, PAGE 10400, DOCUMENT NO. 561783, OF OFFICIAL RECORDS.**

*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.

Richard J. Ryan and Jessica Rose Ryan, Trustees  
of The Ryan Family Trust, Dated May 20, 2020  
who erroneously acquired title as Richard J.  
Ryan and Jessica Rose Ryan, Trustees of The  
RRYN Family Trust dated May 20, 2020

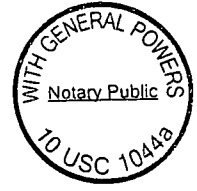
Richard J. Ryan  
Richard J. Ryan, Co-Trustee

Jessica Rose Ryan  
Jessica Rose Ryan, Co-Trustee

STATE OF WITH THE US ARMED FORCES )  
at Camp Zama, Japan : SS.  
COUNTY OF )

This instrument was acknowledged before me on April 30, 2021 by  
**Richard J. Ryan and Jessica Rose Ryan, Trustees.**

Michael C. Heavry  
Notary Public  
(My commission expires: IN DEF )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2618782.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1121-05-513-020
- 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: \$370,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$370,000.00
- d) Real Property Transfer Tax Due \$1,443.00

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]

Capacity: agent

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

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

Print Name: Richard J. Ryan and Jessica Rose  
Ryan  
Address: PSC 704 Box 2415 APO AP 96338-  
0025  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

Print Name: Jane A Cloutier  
Address: 2 Scott Street  
City: Gardnerville  
State: NV Zip: 89410

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

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

File Number: 143-2618782 mk/ kf  
State: NV Zip: 89423

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