

DOUGLAS COUNTY, NV **2021-967574**
RPTT:\$16770.00 Rec:\$40.00
\$16,810.00 Pgs=3 **05/17/2021 01:16 PM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Pushpasree Sajja
Vijay Sajja
252 Water Canyon
Genoa, NV 89411

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2102749-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.: 1319-10-311-004 + 1319-10-211-04 SPACE ABOVE FOR RECORDER'S USE ONLY
R.P.T.T. \$16,770.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Lois C. Wray, a Widower and Lois Wray, as Trustee Under the Survivor's Trust Created Under the Wray Family Revocable Trust Established July 25, 2011, dated July 25, 2011, as to Parcel 2

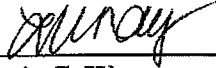
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Vijay Sajja and Pushpasree Sajja, Trustees of the 2014 Sajja Family Living Trust

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.

Lois Wray, as Trustee Under the Survivor's Trust Created Under the Wray Family Revocable Trust Established July 25, 2011, dated July 25, 2011, as to Parcel 2



Lois C. Wray

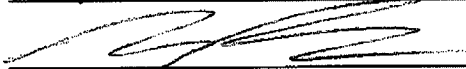


Lois Wray, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , March 14, 2021
by Lois C. Wray and Lois Wray, as Trustee Under the Survivor's Trust Created Under the Wray Family Revocable Trust Established July 25, 2011, dated July 25, 2011, as to Parcel 2



NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02102749.



Escrow No. 2102749-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

Lot 10, as shown on the Official Map of PIONEER TRAIL RANCH SUBDIVISION, UNIT NO. 1, recorded in the Office of the County Recorder, Douglas County, Nevada, on November 21, 1966, as Document No. 34628.

APN: 1319-10-311-004

PARCEL 2:

Lot 17, as shown on the Official Map of PIONEER TRAIL RANCH SUBDIVISION UNIT NO. 2, Recorder in the Office of the County Recorder, January 27, 1972 in Book 1 of Maps as Document No. 57534, Douglas County.

APN: 1319-10-211-004

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-10-311-004
 b. _____
 c. 1319-10-211-04
 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: \$ 4,300,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 4,300,000.00
 d. Real Property Transfer Tax Due: \$ 16,770.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 GRANTOR
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Lois C. Wray, ETAL
 Address: 990 IRONWOOD DR
 City: MINDEN
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Pushpasree Saija and Vijay Saija
 Address: 252 Water Canyon
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02102749-020-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