

APN: 1419-01-701-020
R.P.T.T.: \$2,964.00
Escrow No.: 21017104-CD
When Recorded Return To:
Russell Hoeltzel and Carol Hoeltzel
3668 Cherokee Drive
Carson City, NV 89705

Mail Tax Statements to:
Russell Hoeltzel and Carol Hoeltzel
3668 Cherokee Drive
Carson City, NV 89705

DOUGLAS COUNTY, NV
RPTT:\$2964.00 Rec:\$40.00
\$3,004.00 Pgs=2
2021-968153
05/27/2021 08:22 AM
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,

Lisa Lippincott, Successor Trustee of The Abby Lippincott Trust

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

Russell Hoeltzel and Carol Hoeltzel, husband and wife, as community property with right of survivorship

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

Being a portion of the Southeast 1/4 of Section 1, Township 14 North, Range 19 East, M.D.B.&M., further described as follows:

Parcel C, as shown on Parcel Map for Donald W. & Beverly Swezey, filed for record September 20, 1979, in Book 979, Page 1651, as Document No. 36909, Official Records, Douglas County, Nevada.

APN: 1419-01-702-020

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

Dated this 24th day of May, 2021.

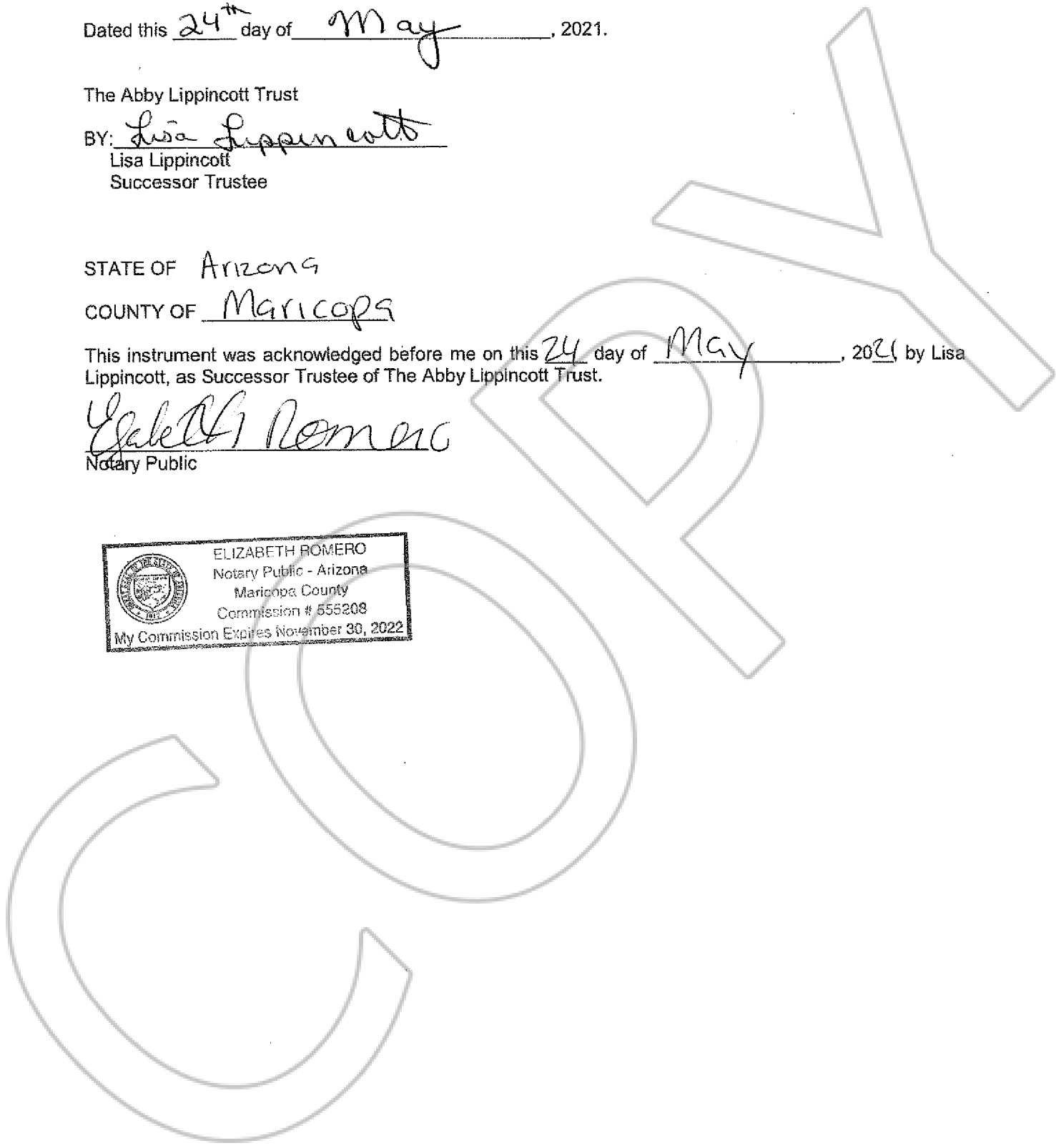
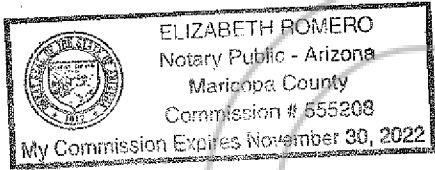
The Abby Lippincott Trust

BY: Lisa Lippincott
Lisa Lippincott
Successor Trustee

STATE OF Arizona
COUNTY OF Maricopa

This instrument was acknowledged before me on this 24 day of May, 2021, by Lisa Lippincott, as Successor Trustee of The Abby Lippincott Trust.

Elizabeth Romero
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-01-701-020
 b) _____
 c) _____
 d) _____

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

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

- | | |
|---|---------------------|
| 3. a. Total Value/Sale Price of Property: | <u>\$760,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$760,000.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$2,964.00</u> |

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: *Wendy...* Capacity: Escrow Agent
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lisa Lippincott, Successor Trustee of
The Abby Lippincott Trust
 Address: 801 Montgomery St Suite 200
 City: San Francisco
 State: CA Zip: 94133

Print Name: Russell Hoeltzel and Carol Hoeltzel
 Address: 3668 Cherokee Drive
 City: Carson City
 State: Nevada Zip: 89705

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21017104-CD-004-12
 Address: 3700 Lakeside Dr, Ste 110
 City: Reno State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED