

A.P.N.: 1220-21-510-041
File No: 143-2623355 (mk)
R.P.T.T.: \$1,657.50

When Recorded Mail To: Mail Tax Statements To:
Stephen H. Osborne and Elizabeth A. Osborne
165 Yellow Pine Circle
Reno, NV 89501

GRANT, BARGAIN and SALE DEED

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

Marciana C. Huarte, successor trustee of The Huarte Family Trust Dated April 11, 2013

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

Stephen H. Osborne and Elizabeth A. Osborne, husband and wife as joint tenants with right of survivorship

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

LOT 111, AS SHOWN ON THE OFFICIAL MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED FOR RECORD ON MAY 29, 1973, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 66512.

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.

Marciana C. Huarte, successor trustee of The
Huarte Family Trust Dated April 11, 2013

Marciana C. Huarte, Trustee
Marciana C. Huarte, Successor Trustee

STATE OF **NEVADA**)
 : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on May 13, 2021 by
Marciana C. Huarte, successor trustee .

Mary Kesh
Notary Public
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2623355.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-21-510-041
- 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: \$425,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$425,000.00
- d) Real Property Transfer Tax Due \$1,657.50

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]
Signature: _____

Capacity: agent
Capacity: _____

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

Marciana C. Huarte, successor trustee of The Huarte Family
Print Name: Trust Dated April 11,
Address: 1305 Santa Cruz Drive
City: Minden
State: NV Zip: 89423

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

Stephen H. Osborne and Elizabeth A. Osborne
Print Name: Elizabeth A. Osborne
Address: 165 Yellow Pine Circle
City: Reno
State: NV Zip: 89501

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

First American Title Insurance
Print Name: Company File Number: 143-2623355 mk/ kf
Address 1663 US Highway 395, Suite 101
City: Minden State: NV Zip: 89423

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