

DOUGLAS COUNTY, NV **2021-970141**
RPTT:\$1677.00 Rec:\$40.00
\$1,717.00 Pgs=2 **06/30/2021 12:31 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

| | |
|--------------------------------|----------------------|
| A.P.N. No.: | 1220-16-510-090 |
| R.P.T.T. | \$1,677.00 |
| File No.: | 1296926 sa |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | <i>Same as below</i> |
| When Recorded Mail To: | |
| Steven Cook and Carolyn Cook | |
| 4751 Reds Grade | |
| Carson City, NV 89703 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Nathan R. Almeida and Jennifer L. Almeida, Trustees of The NJJTA Family Trust created on November 4, 2020** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Steven Cook and Carolyn Cook, husband and wife as joint tenants** 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 347, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on June 1, 1965, as Document No. 28309, and on June 4, 1965, as Document No. 28377, 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: June 25, 2021

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

The NJJTA Family Trust created on November 4, 2020

Nathan R. Almeida

By: Nathan R. Almeida, Trustee

Jennifer L. Almeida

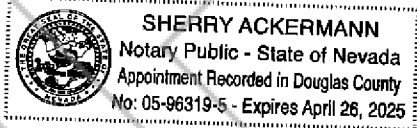
By: Jennifer L. Almeida, Trustee

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 25 day of June, 2021
By: NJJTA Family Trust as Trustees of Nathan R. Almeida and Jennifer L. Almeida, Trustees of The NJJTA Family Trust created on November 4, 2020

Signature: *Sherry Ackermann*
Notary Public

My Commission Expires: 4-26-2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-16-510-090
 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 RECORDERS OPTIONAL USE ONLY | |
|---------------------------------|-------------|
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

3. a. Total Value/Sales Price of Property \$ 430,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 430,000.00
 d. Real Property Transfer Tax Due \$ 1,677.00

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 *Nathan Almeida* Capacity Grantor *Escrow*
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Nathan R. Almeida and Jennifer L. Almeida, Trustees of The NJJTA Family Trust created on November 4, 2020
 Address: P.O. Box 773
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Steven Cook and Carolyn Cook
 Address: 4751 Reds Grade
 City: Carson City
 State: NV Zip: 89703

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1296926 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410