

APN: 1121-05-516-034

RECORDING REQUESTED BY:

Donald L Jackson & Bonnie M. Jackson  
1560 Willow Creek Ln.  
Gardnerville, NV 89410

AFTER RECORDATION, RETURN BY MAIL TO:

Jeff Wood & Melissa Ward  
267 Walker St  
Gardnerville, NV 89410



KAREN ELLISON, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: On this 2 day of June, 2021, DONALD JACKSON and BONNIE JACKSON, Trustees of the Jackson Family Living Trust dated May 25, 2000, do hereby Grant, Bargain, Sell and Convey to JEFF WOOD and MELISSA WARD, husband and wife as joint tenants, and to the heirs and assigns of such Grantee forever, his interest in all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

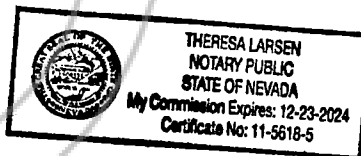
IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Donald Jackson, Trustee

Bonnie Jackson, Trustee

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on the 2 day of June, 2021, by Donald Jackson and Bonnie Jackson.

  
Notary Public

**EXHIBIT "A"**

Lot 190, as set forth on the Record of Survey of PINEVIEW DEVELOPMENT, UNIT NO. 6, filed in the office of the Douglas County Recorder on September 26, 2005, in Book 0905, Page 9644, File No. 655937; subject to that certain Declaration of Covenants, Conditions and Restrictions for Pine View filed in the office of the Douglas County Recorder on October 13, 1997, in Book 1097, Page 2388, File No. 0423883; EXCLUDING any and all water rights, including, but not limited to: applications and permits to appropriate any of the public waters; certificates of appropriation; adjudicated or unadjudicated water rights; applications or permits to change the place of diversion, manner of use or place of use of water; and federal reserved water rights.

Per NRS 111.312, this legal description was previously recorded at Document No. 2018-922818 on 11/26/2015.

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COPY

**STATE OF NEVADA  
DECLARATION OF VALUE**

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

**1. Assessor Parcel Number (s)**  
 (a) 1121-05-516-034  
 (b) \_\_\_\_\_  
 (c) \_\_\_\_\_  
 (d) \_\_\_\_\_

**2. Type of Property:**

a) <input type="checkbox"/> Vacant Land	b) <input checked="" type="checkbox"/> Single Fam Res.
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
i) <input type="checkbox"/> Other	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

Transfer Tax Value: \_\_\_\_\_

Real Property Transfer Tax Due: \_\_\_\_\_

\$ 311,000.<sup>00</sup>  
 \$ \_\_\_\_\_  
 \$ \$311,000.<sup>00</sup>  
 \$ \$1,212.<sup>90</sup>

**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 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 Bonnie Jackson Capacity Owner

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Don + Bonnie Jackson

Address: P O Box 8190

City: Gardnerville

State: NV Zip: 89460

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

Print Name: Jeff Wood + Melissa Ward

Address: 267 Walker St.

City: Gardnerville

State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_