

DOUGLAS COUNTY, NV

**2021-970708**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

07/12/2021 01:43 PM

TICOR TITLE - CC (NVTH3K)

KAREN ELLISON, RECORDER

E07

**WHEN RECORDED MAIL TO:**

to **Greg L. Ross and Susan M Ross, Trustees of the Ross Trust dated April 6, 2002**

P.O. Box 85  
Wellington, NV 89444

**MAIL TAX STATEMENTS TO:**  
SAME AS ABOVE

Escrow No. 2103599-DC1

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.: 1023-08-002-001

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$ 0.00

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That Greg L. Ross and Susan M Ross, Husband and wife as joint tenants**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Greg L. Ross and Susan M Ross, Trustees of the Ross Trust dated April 6, 2002**

**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.**

Greg L. Ross

*[Handwritten signature]*

Susan M. Ross

*[Handwritten initials]* Susan M. Ross / Susan M. Ross

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on

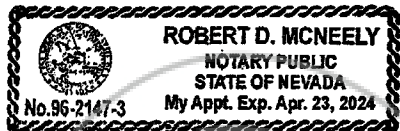
7-6-2021

by

GREG L ROSS

NOTARY PUBLIC

Robert D. McNeely



*[Large diagonal watermark reading 'COPY']*

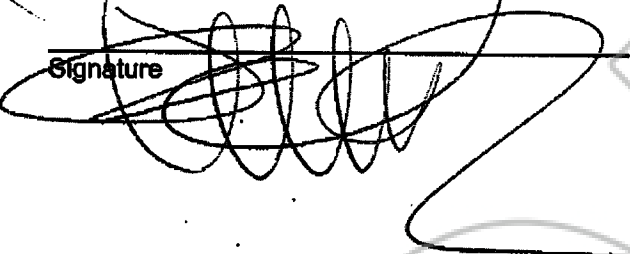
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA

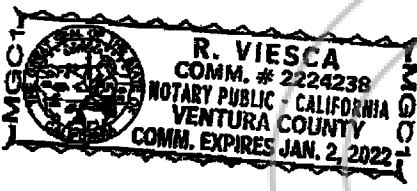
County of Ventura

Subscribed and sworn to (or affirmed) before me on this 7 day of July 2021, by

Susan M. Ross  
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature 

(Seal)



Escrow No.: 2103599-DC1

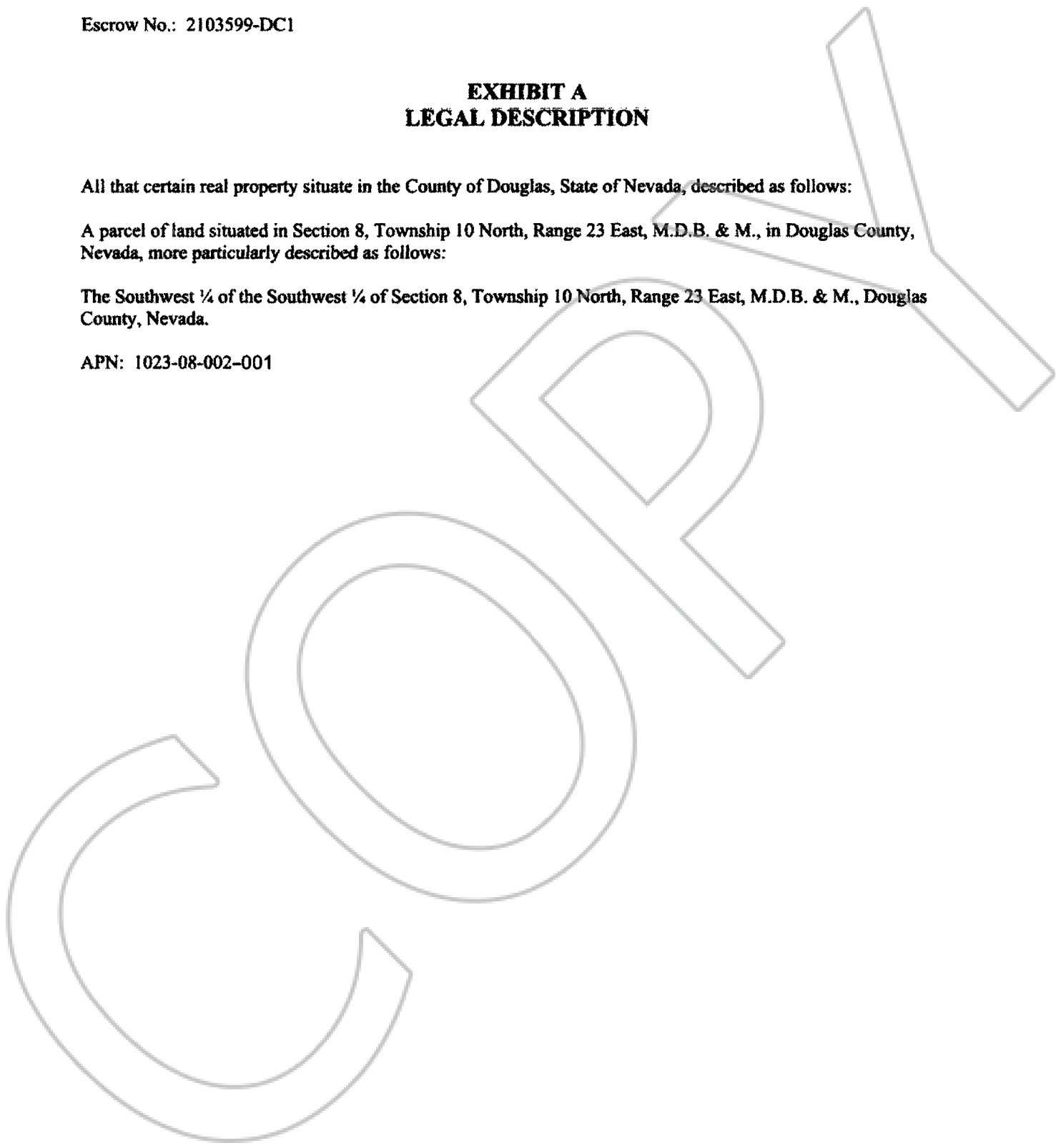
**EXHIBIT A  
LEGAL DESCRIPTION**

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

A parcel of land situated in Section 8, Township 10 North, Range 23 East, M.D.B. & M., in Douglas County, Nevada, more particularly described as follows:

The Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 8, Township 10 North, Range 23 East, M.D.B. & M., Douglas County, Nevada.

APN: 1023-08-002-001



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1023-08-002-001  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: <u>Trust Ok BC</u>	

3. a. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: Transferring back in to their trust without consideration

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

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Greg L Ross and Susan M Ross  
 Address: P.O Box 85  
 City: Wellington  
 State: NV Zip: 89444

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Greg L Ross and Susan M Ross,  
Trustees of the Ross Trust dated April 6, 2002  
 Address: P.O Box 85  
 City: Wellington  
 State: NV Zip: 89444

**COMPANY/PERSON REQUESTING RECORDING (Required If not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02103599-010-DC1  
 Address: 307 W. Winnie Lane Suite #1  
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED