

DOUGLAS COUNTY, NV **2021-971176**
RPTT:\$3159.00 Rec:\$40.00
\$3,199.00 Pgs=2 **07/21/2021 11:14 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1220-17-613-013
R.P.T.T.: \$3,159.00
Escrow No.: 21018950-RB
When Recorded Return To:
Edward Reid Fiala and Jean Grace Fiala
2686 Poncho Ct
Minden, NV 89423

Mail Tax Statements to:
Edward Reid Fiala and Jean Grace Fiala
2686 Poncho Ct
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Kimberly A. Carson, Successor Trustee of the Pickett 1999 Trust dated August 25, 1999

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

Edward Reid Fiala and Jean Grace Fiala, husband and wife, as joint tenants with right of survivorship

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

Lot 152, in Block C, of Pleasantview Subdivision #8, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on June 30th, 1999, in Book 699, Page 6647, as Document No. 471554.

Assessors Parcel No.: 1220-17-613-013

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

Dated this 19 day of July, 2021.

Pickett 1999 Trust dated August 25, 1999

BY: *K. Carson*
Kimberly Carson
Trustee

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 19th day of July, 2021, by Kimberly Carson, as Trustee of Pickett 1999 Trust dated August 25, 1999.

Randi S. Bennett
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

- 1. Assessor Parcel Number(s)
- a) 1220-17-613-013
- b) _____
- c) _____
- d) _____

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

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

- 3. a. Total Value/Sale Price of Property: \$810,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
- c. Transfer Tax Value: \$810,000.00
- d. Real Property Transfer Tax Due: \$3,159.00

- 4. **IF EXEMPTION CLAIMED:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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: *Kimberly Carson* Capacity: _____ Grantor

Signature: *Edward Reid Fiala* Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Kimberly Carson, Trustee of Pickett 1999 Trust dated August 25, 1999</u>	Print Name: <u>Jean Grace Fiala and Edward Reid Fiala</u>
Address: <u>1041 Maverick Court</u>	Address: <u>2686 Poncho Ct</u>
City: <u>Gardnerville</u>	City: <u>Minden</u>
State: <u>NV</u> Zip: <u>89460</u>	State: <u>Nevada</u> Zip: <u>89423</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21018950-RB

Address: 1450 Ridgeview Dr, Ste 100

City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED