

A.P.N.: 1220-09-710-029
File No: 143-2629057 (et)
R.P.T.T.: \$2,613.00

When Recorded Mail To: Mail Tax Statements To:
Theresa Gentry Revocable Trust
PO Box 469
Genoa, NV 89411

GRANT, BARGAIN and SALE DEED

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

Benjamin Andrew Baxter and Mitzi Jean Baxter, husband and wife, as joint tenants with the right of survivorship

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

Theresa Gentry, trustee of the Theresa Gentry Revocable Trust dated January 1, 2013

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

LOT 48, AS SET FORTH ON THAT CERTAIN FINAL MAP PD 04-009 FOR CEDAR CREEK, A PLANNED DEVELOPMENT, FILED FOR RECORD ON MARCH 9, 2006 IN BOOK 0306 AT PAGE 3246, AS DOCUMENT NO. 669544 OF OFFICIAL RECORDS.

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.

Ben Andrew Baxter
Benjamin Andrew Baxter

Mitzi Jean Baxter
Mitzi Jean Baxter

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

This instrument was acknowledged before me on July 26, 2021 by **Benjamin Andrew Baxter and Mitzi Jean Baxter.**

Kim E. Figueroa
Notary Public
(My commission expires: 10/01/2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2629057.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-09-710-029
- 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: \$670,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$670,000.00
- d) Real Property Transfer Tax Due \$2,613.00

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)**

Benjamin Andrew Baxter and Mitzi
Print Name: Jean Baxter
Address: 1070 Azul Way
City: Gardnerville
State: NV Zip: 89460

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

Theresa Gentry Revocable
Print Name: Trust
Address: PO Box 469
City: Genoa
State: NV Zip: 89411

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

First American Title Insurance
Print Name: Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2629057 et/ et
State: NV Zip: 89423

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