

DOUGLAS COUNTY, NV **2021-972443**  
RPTT:\$5850.00 Rec:\$40.00  
\$5,890.00 Pgs=2 **08/13/2021 09:08 AM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1221-04-001-029
<b>R.P.T.T.</b>	\$5,850.00
<b>File No.:</b>	1299145 SA
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	Same as below
<b>When Recorded Mail To:</b>	
Karen L. Johnson, Trustee of the Johnson Revocable Trust dated Janaury 10, 1989, as as restated and amended	
2415 Mt. Como	
Gardnerville, NV 89410	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Charles Kirby Hammond III and Debi Jean Hammond, Trustees of the Charles and Debi Hammond Revocable Trust dated August 26, 2011** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Karen L. Johnson, Trustee of the Johnson Revocable Trust dated Janaury 10, 1989, as as restated and amended**, 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 15, as set forth on the Final Subdivision Map PD 03-009 for BLUE SKY, filed in the office of County Recorder of Douglas County, State of Nevada, on May 27, 2004, in Book 504, Page 13571, as Document No. 614400.

\*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: August 2, 2021

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

Charles and Debi Hammond Revocable Trust dated August 26, 2011

By: [Signature] Date: 8-2-21  
Charles Kirby Hammond III, Trustee

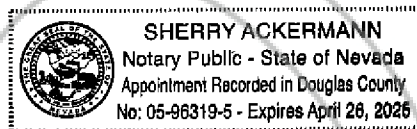
By: [Signature] Date: 8-2-2021  
Debi Jean Hammond, Trustee

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 2 day of August, 2021  
By: Hammond Revocable Trust dated August 26, 2011 as Trustees of Charles Kirby Hammond III, Debi Jean Hammond, Trustees of the Charles, and Debi Hammond Revocable Trust dated August 26, 2011

Signature: [Signature]  
Notary Public

My Commission Expires: 4-26-2025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1221-04-001-029  
 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  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property      \$ 1,500,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 1,500,000.00  
 d. Real Property Transfer Tax Due      \$ 5,850.00

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 *One Act* Capacity Grantor *Escrow*

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

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

Print Name: Charles Kirby Hammond III, Debi Jean Hammond, Trustees of the Charles, and Debi Hammond Revocable Trust dated August 26, 2011

Address: 1362 US Highway 395 N. Suite 102-500  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: Karen L. Johnson, Trustee of the Johnson Revocable Trust dated January 10, 1989, as as restated and amended

Address: 2415 Mt. Como  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: Stewart Title Company  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville

Escrow # 1299145 SA  
 State: NV Zip: 89410