

DOUGLAS COUNTY, NV **2021-972474**  
RPTT:\$1509.30 Rec:\$40.00  
\$1,549.30 Pgs=3 **08/13/2021 01:03 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1220-04-514-010
<b>R.P.T.T.</b>	\$1,509.30
<b>File No.:</b>	1338149 WLD
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Shawn Matthew Mikohu Salazar and Shaylan Marie Salazar	
1373 Antares Avenue	
Gardnerville, NV 89410	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Gloria J. Duff, Trustee and her Successors, under The Gloria J. Duff Family Trust dated May 6, 2019** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Shawn Matthew Mikohu Salazar and Shaylan Marie Salazar, as Joint Tenants with Rights of Survivorship**, 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 74 of CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 4, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on March 22, 1972 in Book 98, Page 1 as Document No. 58312, Official Records.

**\*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 9, 2021

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

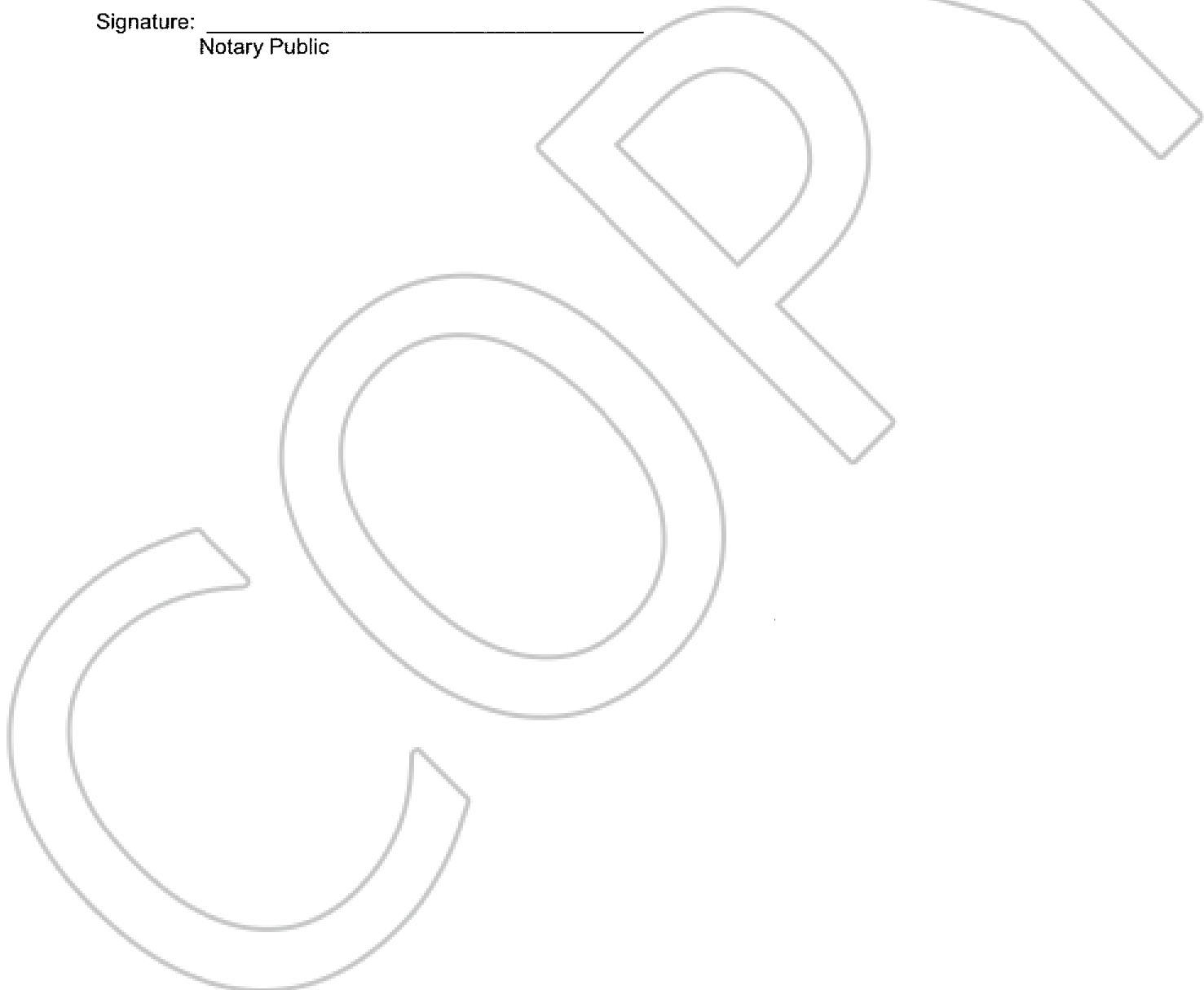
The Gloria J. Duff Family Trust dated May 6, 2019

Gloria J. Duff - Trustee  
Gloria J. Duff, Trustee

\_\_\_\_\_  
State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2021  
By: Gloria J. Duff

Signature: \_\_\_\_\_  
Notary Public



# ACKNOWLEDGMENT

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 California  
County of San Bernardino

On August 12, 2021 before me, Krystal Christmas, notary public  
(insert name and title of the officer)

personally appeared Gloria Jean Duff  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature K Christmas (Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-04-514-010  
 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'/Ind'l  
 g.  Agricultural                    h.  Mobile Home  
 Other \_\_\_\_\_

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

3. a. Total Value/Sales Price of Property                      \$ 387,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 387,000.00  
 d. Real Property Transfer Tax Due                              \$ 1,509.30

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 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 M Bawlen                      Capacity Escrow Agent  
 Signature \_\_\_\_\_                      Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Gloria J. Duff, Trustee and her  
 Successors, under The Gloria J. Duff  
 Family Trust dated May 6, 2019  
 Address: P.O. Box 3295  
 City: Landers  
 State: CA                      Zip: 92285

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Shawn Matthew Mikohu Salazar  
 and Shaylan Marie Salazar  
 Address: 1373 Antares Avenue  
 City: Gardnerville  
 State: NV                      Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 1338149 WLD  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville                      State: NV                      Zip: 89410