

DOUGLAS COUNTY, NV

2021-972862

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

08/23/2021 09:06 AM

TICOR TITLE - CC (NVTH3K)

KAREN ELLISON, RECORDER

E07

WHEN RECORDED MAIL TO:

James G Pace
Penelope Pappas
212 Foothill Meadows Ct
Genoa, NV 89411

MAIL TAX STATEMENTS TO:

Same as above

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)

Space Above for Recorder's Use Only

APN No.: 1319-10-210-002

Escrow No. 2104954-DKD

R.P.T.T. \$\$ 0.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That James Gregory Pace, Trustee of The James Gregory Pace Trust, dated April 27, 2020, as to an undivided 10% interest and Penelope Pappas, Trustee of The Penelope Pappas Revocable Inter Vivos Trust Agreement, dated December 11, 1996, as to an undivided 90% interest

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

James G Pace and Penelope Pappas, husband and wife as joint tenants

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.

The James Gregory Pace Trust

The Penelope Pappas Revocable Inter Vivos Trust

James Gregory Pace
James Gregory Pace, Trustee

Penelope Pappas
Penelope Pappas, Trustee

STATE OF NEVADA
COUNTY OF CARSON CITY

} ss:

This instrument was acknowledged before me on August 17, 2021

by James Gregory Pace and Penelope Pappas

[Signature]
NOTARY PUBLIC



Escrow No.: 2104954-DKD

**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 LOCATED WITHIN A PORTION OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

A PORTION OF PARCELS 1 AND 2, AS SET FORTH ON PARCEL MAP FOR COIT ENTERPRISES, INC., FILED FOR RECORD NOVEMBER 23, 1992, IN BOOK 1192, PAGE 3832, DOCUMENT NO. 293701, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 1, AS SHOWN ON THE PARCEL MAP FOR COIT ENTERPRISES, INC, AS RECORDED NOVEMBER 23, 1992 IN BOOK 1192 PAGE 3832, DOCUMENT NO. 293701, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, THENCE SOUTH 71°41'40" EAST, 132.15 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 24°09'09" EAST, 330.22 FEET;
THENCE SOUTH 70°43'51" EAST, 166.20 FEET;
THENCE SOUTH 24°09'09" WEST, 327.41 FEET;
THENCE NORTH 71°41'40" WEST, 166.46 FEET TO THE POINT OF BEGINNING.

REFERENCE IS MADE TO THAT CERTAIN RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR COIT ENTERPRISES, INC., FILED FOR RECORD APRIL 1, 1993, BOOK 493, PAGE 115, DOCUMENT NO. 303571, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

APN: 1319-10-210-002

Note: Document No. 2015-869146 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1319-10-210-002
- 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
- i) Other _____

**FOR RECORDERS OPTIONAL
USE ONLY**
Notes:
8/23/21 Trusts Ok~A.B.

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$ _____
 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: Transfer of title out of trust without consideration

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 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 James G Pace Capacity GRANTOR

Signature Penelope Pappas Capacity GRANTOR

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: James Gregory Pace, Trustee of The James Gregory Pace Trust, dated April 27, 202, as to an undivided 10% interest and Penelope Pappas, Trustee of The Penelope Pappas Revocable Inter Vivos Trust dated December 11, 1996 as to an undivided 90% Interest

Print Name: James G Pace and Penelope Pappas

Address: P.O. Box 897
 City: Genoa
 State: NV Zip: 89411

Address: PO BOX 897
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc.
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703

Escrow #: 2104954-DKD

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)