

DOUGLAS COUNTY, NV  
RPTT:\$3607.50 Rec:\$40.00  
\$3,647.50 Pgs=2 08/26/2021 03:21 PM  
TICOR TITLE - RENO (MAIN)  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Todd V Stinn  
17961 Madison Avenue  
Castro Valley, CA 94546

MAIL TAX STATEMENTS TO:  
Todd V Stinn  
Same as Above

Escrow No. 2104365-ACM

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)

APN No.: 1321-32-001-025  
R.P.T.T. \$3,607.50

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Michael James Durand and Jaimee Michele Durand, Trustees of The Durand Family Trust, Dated December 20, 2016

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Todd V. Stinn and Alisa D. Stinn, husband and wife as joint tenants with right of survivorship

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 Durand Family Trust, Dated December 20, 2016

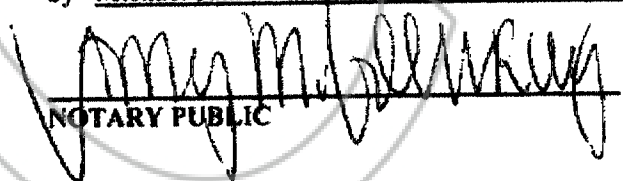
The Durand Family Trust, Dated December 20, 2016


  
Michael James Durand, Trustee

  
Jaimee Michele Durand, Trustee

STATE OF NEVADA  
COUNTY OF WASHOE

This instrument was acknowledged before me on, August 25, 2021  
by Michael James Durand and Jaimee Michele Durand, Trustees.

  
NOTARY PUBLIC

 **AMY MCGILLIVRAY**  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 19-4214-02 - Expires Nov 1, 2023

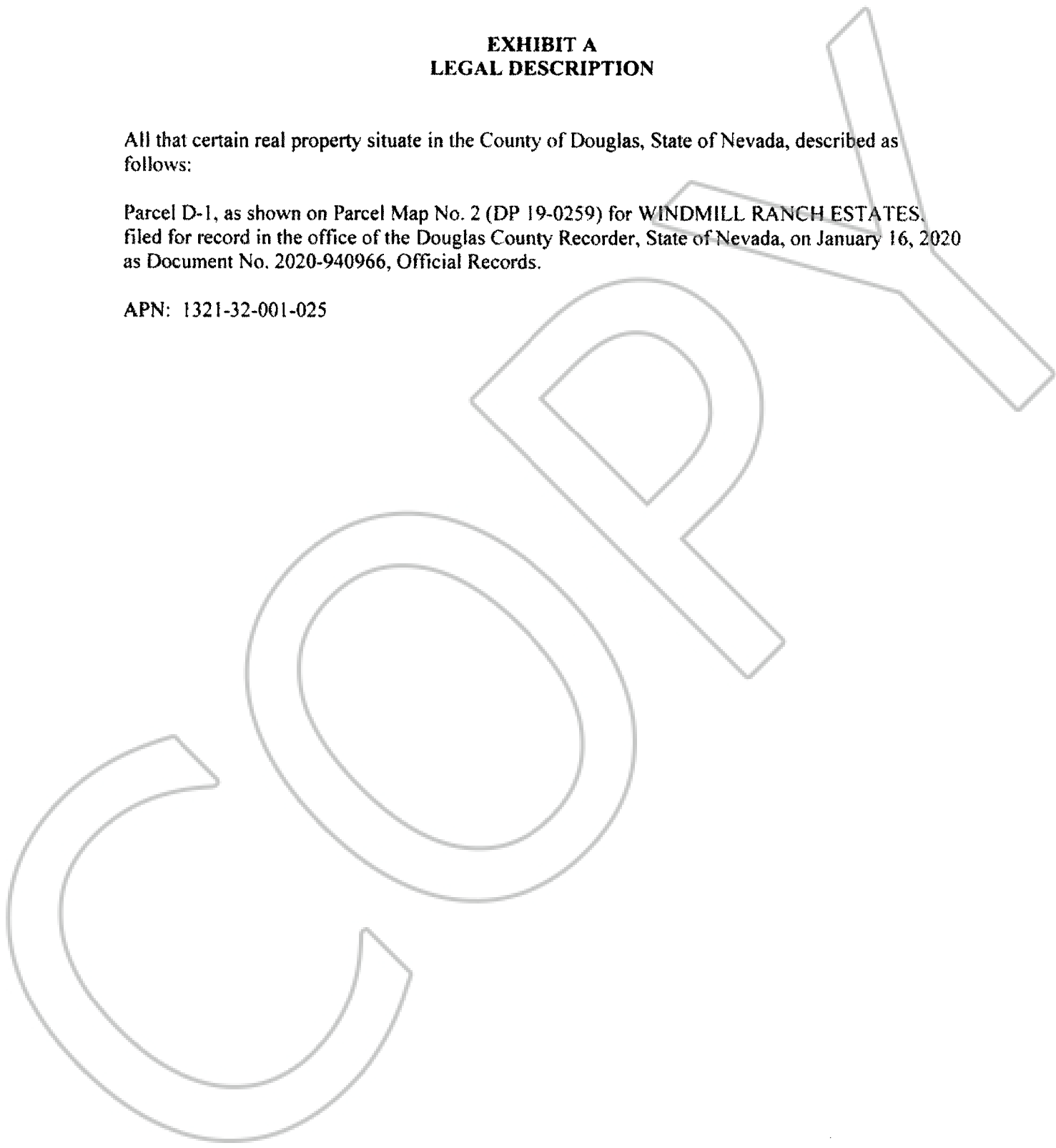
Escrow No. 2104365-ACM

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Parcel D-1, as shown on Parcel Map No. 2 (DP 19-0259) for WINDMILL RANCH ESTATES, filed for record in the office of the Douglas County Recorder, State of Nevada, on January 16, 2020 as Document No. 2020-940966, Official Records.

APN: 1321-32-001-025



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1321-32-001-025
- 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 ONLY  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$925,000.00  
 ) \$ \_\_\_\_\_  
 Transfer Tax Value \$925,000.00  
 Real Property Transfer Tax Due: \$3,607.50

**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 [Signature] Capacity GRANTOR  
 Signature [Signature] Capacity GRANTOR

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

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

Print Name: Michael James Durand and Jaimee Michele Durand, Trustees of The Durand Family Trust, Dated December 20, 2016

Print Name: Todd V Stinn, ETAL

Address: 1664 Windmill Rd  
Gardnerville, NV 89410  
 City, State, Zip

Address: 17961 Madison Avenue  
Castro Valley, CA 94546  
 City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2104365-ACM  
 Address: 5441 Kietzke Lane, Suite 100  
 City, State, Zip: Reno, NV 89511