

DOUGLAS COUNTY, NV **2021-973353**
RPTT:\$916.50 Rec:\$40.00
\$956.50 Pgs=2 **08/31/2021 11:46 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1318-23-410-060
R.P.T.T.	\$ 916.50
File No.:	1316717 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Rowena Banks	
2901 Mareca Way	
West Sacramento, CA 95691	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Dale A. Fuller, Trustee of The Dale A. Fuller Living Trust dated August 15, 1991** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Rowena Banks, a single woman**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 57, as shown on the map of PONDEROSA PARK SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on February 25, 1970, as Document No. 47249.

Excepting therefrom any mobile home located thereon.

***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 26, 2021

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

The Dale A. Fuller Living Trust

Dale A. Fuller TRUSTEE
Dale A. Fuller, Trustee

State of California)

County of Los Angeles)^{SS}

This instrument was acknowledged before me on the 27th day of August, 2021
By: Dale A. Fuller,

Signature:

[Handwritten Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-23-410-060
- 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: <u>Mobile Home</u>	

- 3. a. Total Value/Sales Price of Property \$ 235,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ()
- c. Transfer Tax Value: \$ 235,000.00
- d. Real Property Transfer Tax Due \$ 916.50

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 MBowlen Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Dale A. Fuller, Trustee of The Dale A. Fuller Living Trust dated August 15, 1991
 Address: 9635 Sepulveda Blvd #4
 City: North Hills
 State: CA Zip: 91343

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Rowena Banks
 Address: 2901 Mareca Way
 City: West Sacramento
 State: CA Zip: 95691

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

Print Name: Stewart Title Company Escrow # 1316717 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED