

A.P.N.: 1220-22-110-023

File No: NNV-1355567

RPTT: \$1,755.00

When Recorded Mail To: Mail Tax Statements To:
AZ Cash Offer LLC

**3841 S. Ponderosa Dr.
Gilbert, AZ 85297**

Grant Bargain Sale Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
**Barbara Walker, trustee of the Arlene L Barnes Revocable Trust, pursuant to the
Amendment to the Second Reinstatement of the Arlene L. Barnes Revocable Trust, who
acquired title as Arlene L. Barnes, Trustee of the Arlene L. Barnes Revocable Trust dated
June 12, 2003**

AZ Cash Offer LLC

the real property situate in the **County of Douglas, State of Nevada**, described as follows

See Attached Exhibit A attached to and made a part of

Subject to

- 1.All general and special taxes for the current fiscal year.
- 2.Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Barbara Walker

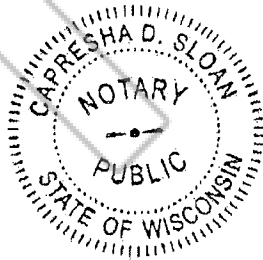
Barbara Walker, Trustee of the Arlene L. Barnes
Revocable Trust

STATE OF Wisconsin)
COUNTY OF Sheboygan) : ss.

On September 7th 2021 before me, Capresha D. Sloan Notary Public,
personally appeared Barbara Walker, Trustee of the Arlene L. Barnes Revocable Trust
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.

Witness my hand and official seal.

Capresha D. Sloan
Notary Public
(My commission expires: 2-21-25)



NETCO

File Number: NNV-1355567

Borrower Last Name:

**Exhibit A
Legal Description**

Lot 58 as shown on the Map of Gardnerville Ranchos Unit No. 5, filed in the County of Douglas, State of Nevada, on November 4, 1970 as Document No. 50056.

Commonly known as: 1486 James Road, Gardnerville, NV 89460 in the County of Douglas

Parcel Number: 1220-22-110-023



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-22-110-023
 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. a) Total Value/Sales Price of Property: \$ 450,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$ 450,000.00
 d) Real Property Transfer Tax Due \$ 1755.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 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: *Arlene L Barnes* Capacity: Grantor
 Signature: _____ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Arlene L Barnes, Trustee of the Arlene L Barnes Revocable Trust dated June 12,
 Print Name: 2003
 Address: 525 Pennsylvania Avenue
 City: Sheboygan
 State: Wisconsin Zip: 53081

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: AZ Cash Offer LLC
 Address: 3841 S. Ponderosa Dr.
 City: Gilbert
 State: AZ Zip: 85297

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Netco Title File Number: NNV-1355567
 Address: 6292 Spring Mountain Rd Ste 100
 City: Las Vegas State: NV Zip: 89146

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)