

DOUGLAS COUNTY, NV **2021-973886**
RPTT:\$1716.00 Rec:\$40.00
\$1,756.00 Pgs=3 09/13/2021 10:31 AM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Jimmy R. William and Kirsten Williams, Trustees of
the Williams Trust Agreement, dated June 16, 2009

2458 Eagle Ridge Rd
Genoa, NV 89705

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2105696-RLT

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.: 1319-03-312-001
R.P.T.T. \$1,716.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Equity Trust Company Custodian FBO Allison Baglin IRA

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Jimmy R. William and Kirsten Williams, Trustees of the Williams Trust
Agreement, dated June 16, 2009

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.

Signature and notary acknowledgement on page two.

Equity Trust Company Custodian FBO
Allison Baglin IRA

By: *Paula Neuhoff*
Paula Neuhoff
Corporate Alternate Signer

STATE OF NEVADA-- OHIO } ss:
COUNTY OF DOUGLAS-- CUYAHOGA

This instrument was acknowledged before me on, September 3rd 2021
by Equity Trust Company Custodian FBO Allison Baglin IRA by Paula Neuhoff Corporate
alternate signer

Jason Nicholson
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02105696.



JASON NICHOLSON
Notary Public
State of Ohio
My Comm. Expires
May 19, 2025

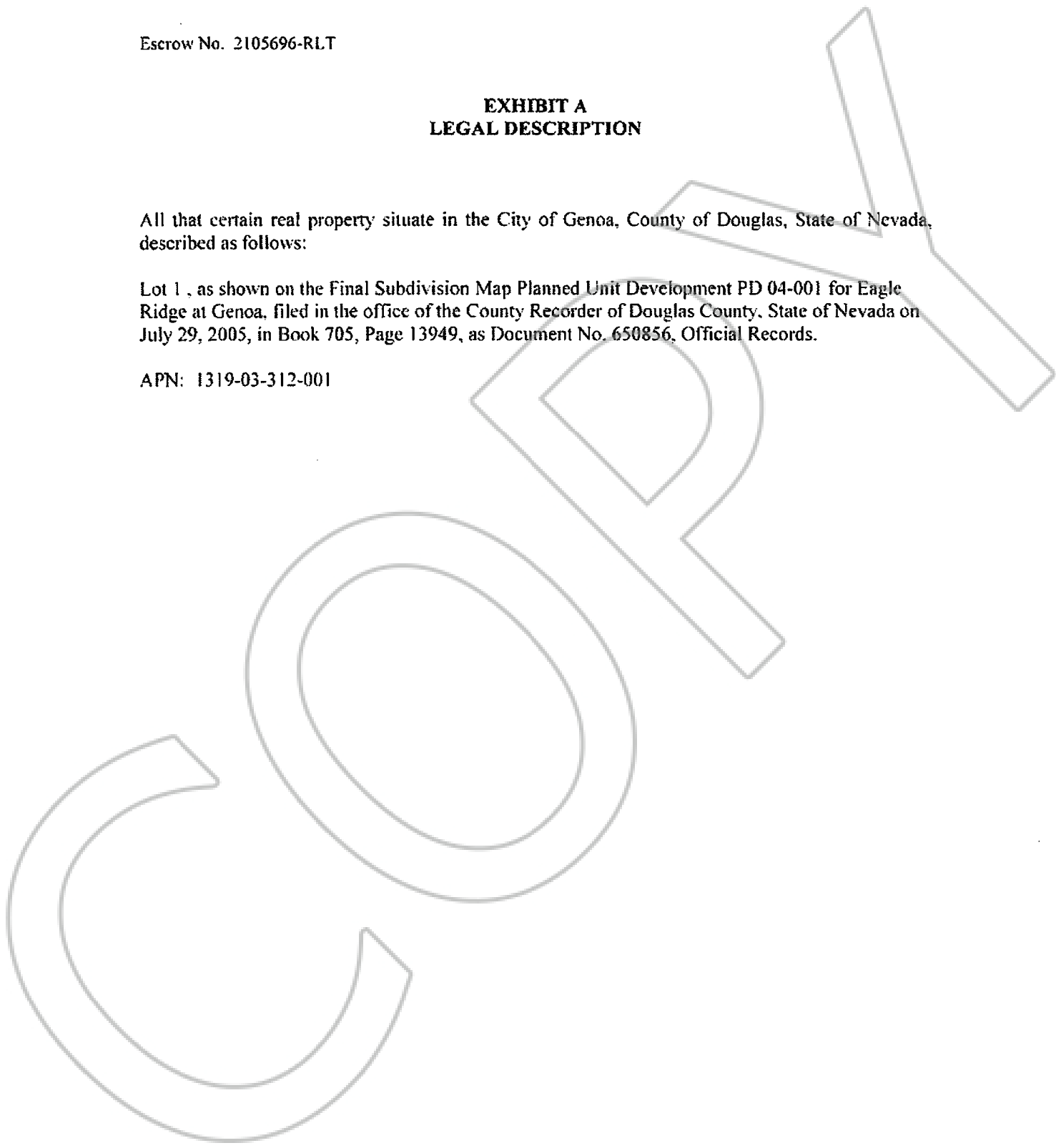
Escrow No. 2105696-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 1, as shown on the Final Subdivision Map Planned Unit Development PD 04-001 for Eagle Ridge at Genoa, filed in the office of the County Recorder of Douglas County, State of Nevada on July 29, 2005, in Book 705, Page 13949, as Document No. 650856, Official Records.

APN: 1319-03-312-001



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-03-312-001
 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: \$ 440,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 440,000.00
 d. Real Property Transfer Tax Due: \$ 1,716.00

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 *Paula Neuhoft* Capacity Corporate Alternate Signer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 EQUITY TRUST COMPANY CUSTODIAN
 Print Name: FBO Allison Baglin RIA
 Address: 1 EQUITY WAY
 City: WESTLAKE
 State: Zip: OH 44145

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jimmy R. Williams & Kristen Williams
Trustees of the Williams Trust
 Address: 2458 Eagle Ridge Rd
 City: Genoa
 State/Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02105696-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED