

DOUGLAS COUNTY, NV **2021-973920**  
RPTT:\$2983.50 Rec:\$40.00  
\$3,023.50 Pgs=4 **09/13/2021 03:25 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-21-810-020
R.P.T.T.	\$2,983.50
File No.:	1335305 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
James R. Marshall, Sandra Marshall, Trustees of The James, and Sandra Marshal Living Trust, dated Dec. 13, 2001	
1309 Santa Cruz Drive	
Minden, NV 89423	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Ethan S. Dorrance and Timothy K. Dorrance, as Trustees of the Patricia K. Dorrance Trust, utd January 4, 2001** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **James R. Marshall and Sandra Marshall, Trustees of The James and Sandra Marshal Living Trust, dated Dec. 13, 2001**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 3, Block B as shown on the map of Mission Hot Springs III, filed for record in the office of the County Recorder of Douglas County, State of Nevada on June 30, 1992, Book 692, Page 6000, Document No. 282411.

**\*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: September 8, 2021

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

THIS DOCUMENT IS EXECUTED IN COUNTERPART

The Patricia K. Dorrance Trust, utd January 4, 2001

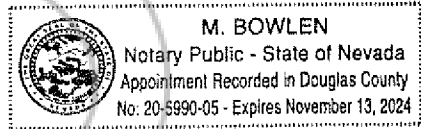
By: Ethan S. Dorrance  
Ethan S. Dorrance, Trustee

By: \_\_\_\_\_  
Timothy K. Dorrance, Trustee

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 8<sup>th</sup> day of September, 2021  
By: Ethan S. Dorrance

Signature: M. Bowlen  
Notary Public



State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021  
By: Timothy K. Dorrance

Signature: \_\_\_\_\_  
Notary Public

The Patricia K. Dorrance Trust, utd January 4, 2001

By: \_\_\_\_\_  
Ethan S. Dorrance, Trustee

By: \_\_\_\_\_  
Timothy K. Dorrance, Trustee

\_\_\_\_\_  
State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021  
By: Ethan S. Dorrance

Signature: \_\_\_\_\_  
Notary Public

\_\_\_\_\_  
State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

This instrument was acknowledged before me on the 11 day of September, 2021  
By: Timothy K. Dorrance

Signature: \_\_\_\_\_  
Notary Public

SEE ATTACHED  
FOR NOTARY CERTIFICATE

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Alameda

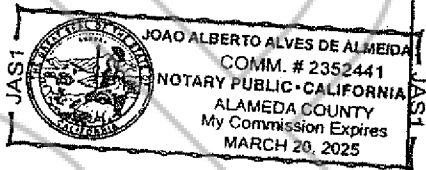
On 09/11/2021 before me, Joao Alberto Alves De Almeida, Notary Public  
(insert name and title of the officer)

personally appeared TIMOTHY V. DEGRANLE  
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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-21-810-020
- 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
- Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ 765,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ( )
- c. Transfer Tax Value: \$ 765,000.00
- d. Real Property Transfer Tax Due \$ 2,983.50

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 the 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 M. Bowen Capacity Escrow Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Ethan S. Dorrance and Timothy K. Dorrance, as Trustees of the Patricia K. Dorrance Trust, utd January 4, 2001  
 Address: 820 Reggie Street  
 City: Dayton  
 State: NV Zip: 89403

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

Print Name: James R. Marshall, Sandra Marshall, Trustees of The James, and Sandra Marshal Living Trust, dated Dec. 13, 2001  
 Address: 1309 Santa Cruz Drive  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: Stewart Title Company Escrow # 1335305 WLD  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410