

DOUGLAS COUNTY, NV **2021-974153**
RPTT:\$1872.00 Rec:\$40.00
\$1,912.00 Pgs=2 **09/17/2021 12:31 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-33-411-019
R.P.T.T.	\$1,872.00
File No.:	1402550 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Thomas G. Jinks, Susan J. Jinks, Trustees of the Thomas, and Susan Jinks Revocable Trust Dated October 13, 2005	
5880 Silverado Trail	
Napa, CA 94558	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **James E. Duncan and Ivy McAllister-Duncan, husband and wife, as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Thomas G. Jinks and Susan J. Jinks, Trustees of the Thomas and Susan Jinks Revocable Trust Dated October 13, 2005**, 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 19 of the Final Map of WILDHORSE ANNEX UNIT 1, a Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on January 6, 1994, in Book 194, Page 1080, as Document No. 327012.

***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 15, 2021

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

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-33-411-019
 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 \$ 480,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 480,000.00
 d. Real Property Transfer Tax Due \$ 1,872.00

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 MBawlen Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: James E. Duncan and Ivy McAllister-Duncan
 Address: 2606 Fawn Fescue Court
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Thomas G. Jinks, Susan J. Jinks, Trustees of the Thomas, and Susan Jinks Revocable Trust Dated October 13, 2005
 Address: 5880 Silverado Trail
 City: Napa
 State: CA Zip: 94558

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1402550 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410