

DOUGLAS COUNTY, NV **2021-974541**  
RPTT:\$2293.20 Rec:\$40.00  
\$2,333.20 Pgs=2 **09/24/2021 01:31 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1420-33-312-045
<b>R.P.T.T.</b>	\$2,293.20
<b>File No.:</b>	1371273 SA
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Michael Dean Staley and Lupe V. Staley	
1256 Wrangle Circle	
Minden, NV 89423	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Judith E. Mitchell as Successor Trustees of The Mitchell Family Revocable Living Trust Dated July 12, 1988**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Michael Dean Staley and Lupe V. Staley, husband and wife as community property with rights of survivorship**, 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 200, as set forth on the final map of WILDHORSE UNIT NO. 6, a Planned Unit Development, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 15, 1994, in Book 394, at Page 2741, as Document No. 332336.

**\*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: 9-17-2021

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) 1420-33-312-045  
 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: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 588,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 588,000.00  
 d. Real Property Transfer Tax Due                              \$ 2,293.20

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 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 *JM* Capacity Grantor Escrow  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Judith E. Mitchell as Successor  
Trustees of The Mitchell Family  
Revocable Living Trust Dated July 12,  
1988.  
 Address: 321 June Drive  
 City: Lebanon  
 State: TN Zip: 37687

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Michael Dean Staley and Lupe V  
Staley  
 Address: 1256 Wrangler Circle  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1371273 SA  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410