

DOUGLAS COUNTY, NV **2021-974861**
RPTT:\$2008.50 Rec:\$40.00
\$2,048.50 Pgs=5 **09/30/2021 02:01 PM**
ACME TITLE AND ESCROW SERVICES
KAREN ELLISON, RECORDER

A.P.N.: 1022-32-110-010

RECORDING REQUESTED BY:

Name: ACME TITLE AND ESCROW SERVICES

Address: 522 LANDER STREET
RENO, NV 89509

Escrow #: 00002868LTE
Title #: 22003171

When recorded mail to and
Tax statement to:

Sara Center
2013 Goldfield Dr
Gardnerville, NV 89410

(For Recorder's use only)

Grant, Bargain, Sale Deed

(Title of Document)

**This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fees apply)**

This cover page must be typed or printed.

A.P.N.: 1022-32-110-010

RECORDING REQUESTED BY:
Acme Title and Escrow Services
522 Lander Street
Reno, NV 89509

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

Sara Center
2013 Goldfield Dr
Gardnerville, NV 89410

Escrow No.: 00002868-LT

RPTT \$2,008.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Kent L. Deines and Carol E. Deines, Trustees of The Deines Family Trust, UDT 05/31

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Sara Center , an unmarried woman

all that real property in the City of Gardnerville, County of Douglas, State of Nevada, described as follows::

SEE ATTACHED EXHIBIT "A"

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Kent L. Deines and Carol E. Deines, Trustees of The Deines Family Trust, UDT 05/31

Kent L. Deines TTE
By: Kent L. Deines, Trustee

Carol E. Deines TTEE
By: Carol E. Deines, Trustee

STATE OF NEVADA
COUNTY OF

} ss:

This instrument was acknowledged before me on _____,

by Kent L. Deines and Carol E. Deines, Trustees of The Deines Family Trust, UDT 05/31

Notary Public (seal)

PLEASE SEE ATTACHED CALIFORNIA COMPLIANT
ACKNOWLEDGEMENT CERTIFICATE

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 SAN DIEGO }

On 09/17/2021 before me, RITCHELL C. JACINTO, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared KENT L. DEINES and CAROL B. DEINES
Name(s) of Signer(s)

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]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: GRANT, BARGAIN, SALE DEE

Document Date: 09/17/2021 Number of Pages: 2

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: KENT L. DEINES

- Corporate Officer - Title(s)
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:

Signer is Representing:

Signer's Name: CAROL B. DEINES

- Corporate Officer - Title(s)
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:

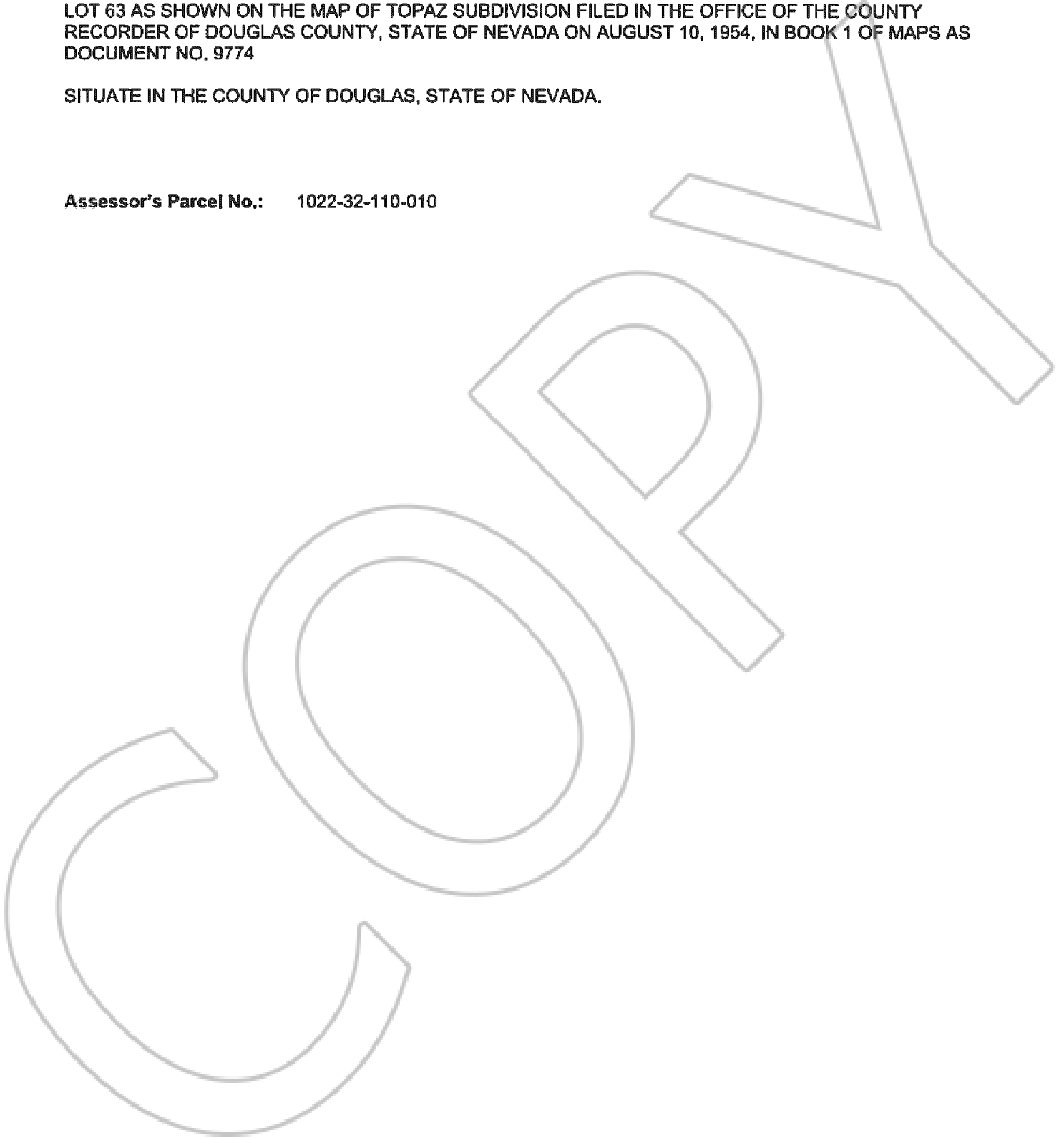
Signer is Representing:

EXHIBIT "A"

LOT 63 AS SHOWN ON THE MAP OF TOPAZ SUBDIVISION FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON AUGUST 10, 1954, IN BOOK 1 OF MAPS AS DOCUMENT NO. 9774

SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA.

Assessor's Parcel No.: 1022-32-110-010



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1022-32-110-010
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Pkx
- e) Apt. Bldg
- f) Comm' Wind'l
- g) Agricultural
- h) Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Dead in Lieu of Foreclosure Only (value of property) \$515,000.00
 Transfer Tax Value \$515,000.00
 Real Property Transfer Tax Due: \$2008.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 [Handwritten Signature] By: Kent L. Deines, Trustee
 Signature [Handwritten Signature] Sara Center

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Kent L. Deines and Carol E. Deines,
Trustees of The Deines Family Trust, UDT 05/31

Print Name: Sara Center

Address: 13992 Doolley Ct
POWELL CA 92064

Address: 2013 Golfield Drive
Gardnerville, NV 89410

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

Print Name: Acme Title and Escrow Services Escrow #: 00002668-LT
 Address: 522 Lander Street, Reno NV 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED