

DOUGLAS COUNTY, NV **2021-975131**
RPTT:\$1891.50 Rec:\$40.00
\$1,931.50 Pgs=2 **10/06/2021 10:59 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-07-117-021
R.P.T.T.	\$1,891.50
File No.:	1418003 KDJ/BB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To: <i>Same as below</i>	
When Recorded Mail To:	
Grant Living Trust dated March 9, 1990	
2986 Reef St.	
Ventura, CA 93001	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Dustin Bagwell and Christina Bagwell, husband and wife, as Community Property with Right of Survivorship** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Beverly P. Carlton, Trustee of the Grant Living Trust dated March 9, 1990**, 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 G-1, as shown on the Final Map of VALLEY VISTA ESTATES PHASE 5, filed for record in the Office of the Douglas County Recorder on September 24, 2001 in Book 901 at Page 5362 as Document No. 523333, Official Records.

***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: 9/29/2021

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

Dustin Bagwell
Dustin Bagwell

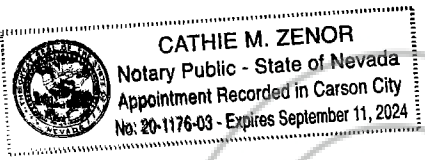
Christina R. Bagwell
Christina Bagwell

State of Nevada)
County of Carson City) ss

This instrument was acknowledged before me on the 29th day of September, 2021
By: Dustin Bagwell and Christina Bagwell

Signature: Cathie M. Zenor
Notary Public

My Commission Expires: 9-11-2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-117-021
 b) _____
 c) _____
 d) _____

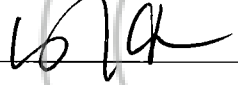
2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg. f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 485,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 485,000.00
 d. Real Property Transfer Tax Due \$ 1,891.50

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 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  Capacity Escrow
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Dustin Bagwell and Christina Bagwell
 Address: 963 Topsy Lane, Ste 306 #104
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Grant Living Trust dated March 9, 1990
 Address: 2986 Reef St.
 City: Ventura
 State: CA Zip: 93001

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1418003 KDJ/BB
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED