

DOUGLAS COUNTY, NV **2021-975906**
RPTT:\$4192.50 Rec:\$40.00
\$4,232.50 Pgs=2 10/22/2021 02:50 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1320-31-517-009
R.P.T.T.	\$4,192.50
File No.:	1407382 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
John A. Baker and Karrie M. Baker	
1147 Mackland Ave.	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **David Maderis, Surviving Trustee of the David and Bonnie Maderis Trust Agreement dated May 9th, 2001** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **John A. Baker and Karrie M. Baker, husband and wife, as Community Property with Right 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 2 in Block C of Mackland Unit No. 2, Phase C, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on July 3, 1990, in Book 790, Page 356, Douglas County, Nevada, as Document No. 229541..

***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: October 7, 2021

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

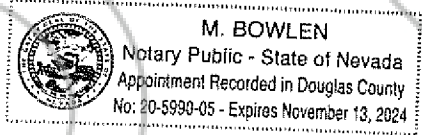
The David and Bonnie Maderis Trust Agreement

By: *David Maderis*
David Maderis, Surviving Trustee

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 8th day of OCTOBER, 2021
By: David Maderis

Signature: *M. Bowlen*
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-31-517-009
 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 \$ 1,075,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,075,000.00
 d. Real Property Transfer Tax Due \$ 4,192.50

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 MBowlen Capacity ESCROW AGENT
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: David Maderis, Surviving Trustee of the David and Bonnie Maderis Trust Agreement dated May 9th, 2001
 Address: 9821 E. Thornbush Avenue
 City: Mesa
 State: AZ Zip: 85212

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: John Baker and Karrie Baker
 Address: 1647 Mackland Ave.
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1407382 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410