

DOUGLAS COUNTY, NV **2021-976038**
RPTT:\$2281.50 Rec:\$40.00
\$2,321.50 Pgs=4 **10/26/2021 03:44 PM**
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1220-03-110-010
File No: 143-2636842 (mk)
R.P.T.T.: \$2,281.50

When Recorded Mail To: Mail Tax Statements To:
Marc W. Berry and Tracy M. Berry
4909 Green Hills Circle
Antioch, CA 94531

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Kiyoko A. Ammann, Jeffrey L. Ammann and Jo Ann M. Peck, Trustees of The Kiyoko A. Ammann Living Trust dated November 9, 2012

do(es) hereby *GRANT, BARGAIN and SELL* to

Marc W. Berry and Tracy M. Berry, husband and wife as joint tenants

the real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 32 IN BLOCK D AS SHOWN ON THE MAP ENTITLED STODICK ESTATES SOUTH PHASE 1, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, FILED DECEMBER 13, 2004 AS DOCUMENT NO. 631678 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND AS AMENDED BY A CERTIFICATE OF AMENDMENT RECORDED JANUARY 28, 2005 IN BOOK 0105, PAGE 10247, AS DOCUMENT NO. 635505 OF OFFICIAL RECORDS OF SAID COUNTY.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

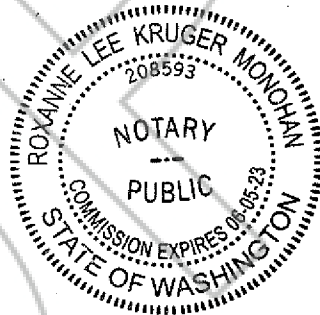
This document was executed
in counter-part and
shall be deemed as one.

Kiyoko A. Ammann, Jeffrey L. Ammann and Jo Ann M. Peck, Trustees of The Kiyoko A. Ammann Living Trust dated November 9/2012, dated November 9, 2012

Jo Ann M. Peck, Co-Trustee

Jeffrey Ammann, Co-Trustee

Kiyoko A. Ammann CO-TRUSTEE
Kiyoko A. Ammann, Co-Trustee



STATE OF Washington)
COUNTY OF King) **SS.**

This instrument was acknowledged before me on 10-19-2021 by
Kiyoko A. Ammann co-trustee.

Roxanne Lee Kruger Monahan
Notary Public Roxanne Lee Kruger Monahan
(My commission expires: 6-05-2023)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2636842.

Kiyoko A. Ammann, Jeffrey L. Ammann and Jo Ann M. Peck, Trustees of The Kiyoko A. Ammann Living Trust dated November 9/2012, dated November 9, 2012

Jo Ann M. Peck
Jo Ann M. Peck, Co-Trustee

Jeffrey L. Ammann
Jeffrey Ammann, Co-Trustee

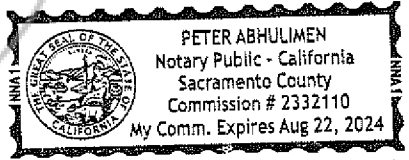
Kiyoko A. Ammann, Co-Trustee

STATE OF California)
COUNTY OF Sacramento) **ss.**

This instrument was acknowledged before me on 10-15-2021 by Jeffrey Ammann.

[Signature]

Notary Public
(My commission expires: Aug 22, 2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2636842.

attached to the Grant
Buyer Sale Deed

STATE OF NEVADA)
COUNTY OF DOUGLAS) :ss.

This instrument was acknowledged before me on October 21, 2021 by Jo Ann M. Peck, Co-trustee

Mary Kesh
Notary Public
(My commission expires: 11-6-22)



COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-03-110-010
- 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
- i) Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$585,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$585,000.00
- d) Real Property Transfer Tax Due \$2,281.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]

Capacity: agent

Signature: _____

Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: The Kiyoko A. Ammann Living Trust

Print Name: Marc W. Berry and Tracy M. Berry

Address: 1371 Bryan Lane

Address: 4909 Green Hills Circle

City: Gardnerville

City: Antioch

State: NV Zip: 89410

State: CA Zip: 94531

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

Print Name: Company

File Number: 143-2636842 mk/ mk

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)