

DOUGLAS COUNTY, NV **2021-976201**
RPTT:\$3143.40 Rec:\$40.00
\$3,183.40 Pgs=3 **10/28/2021 09:29 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1320-02-001-059
R.P.T.T.: \$3,143.40
Escrow No.: 21021982-ES
When Recorded Return To:
Eugene Jerome O'Brien and Margo
Fernandez O'Brien
35564 Roca Drive
Fremont, CA 94536

Mail Tax Statements to:
Eugene Jerome O'Brien and Margo
Fernandez O'Brien
35564 Roca Drive
Fremont, CA 94536

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jan Grönhagen and Elise Grönhagen, Trustees of Grönhagen Family Trust U/T/D dated April 27, 2004

do(es) hereby Grant, Bargain, Sell and Convey to

Eugene Jerome O'Brien and Margo Fernandez O'Brien, Husband and wife as joint tenants with Right of Survivorship

all that real property situated in the Town of Minden, County of Douglas, State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 14th day of October, 2021.

The Grönhagen Family Trust U/T/D dated April 27, 2004

BY: [Signature]
Jan Grönhagen
Co-Trustee

BY: [Signature]
Elise Grönhagen
Co-Trustee

STATE OF NEVADA

COUNTY OF CARSON CITY

This instrument was acknowledged before me on this 14th day of October, 2021, by Jan Grönhagen, as Trustee and Elise Grönhagen

[Signature]
Notary Public


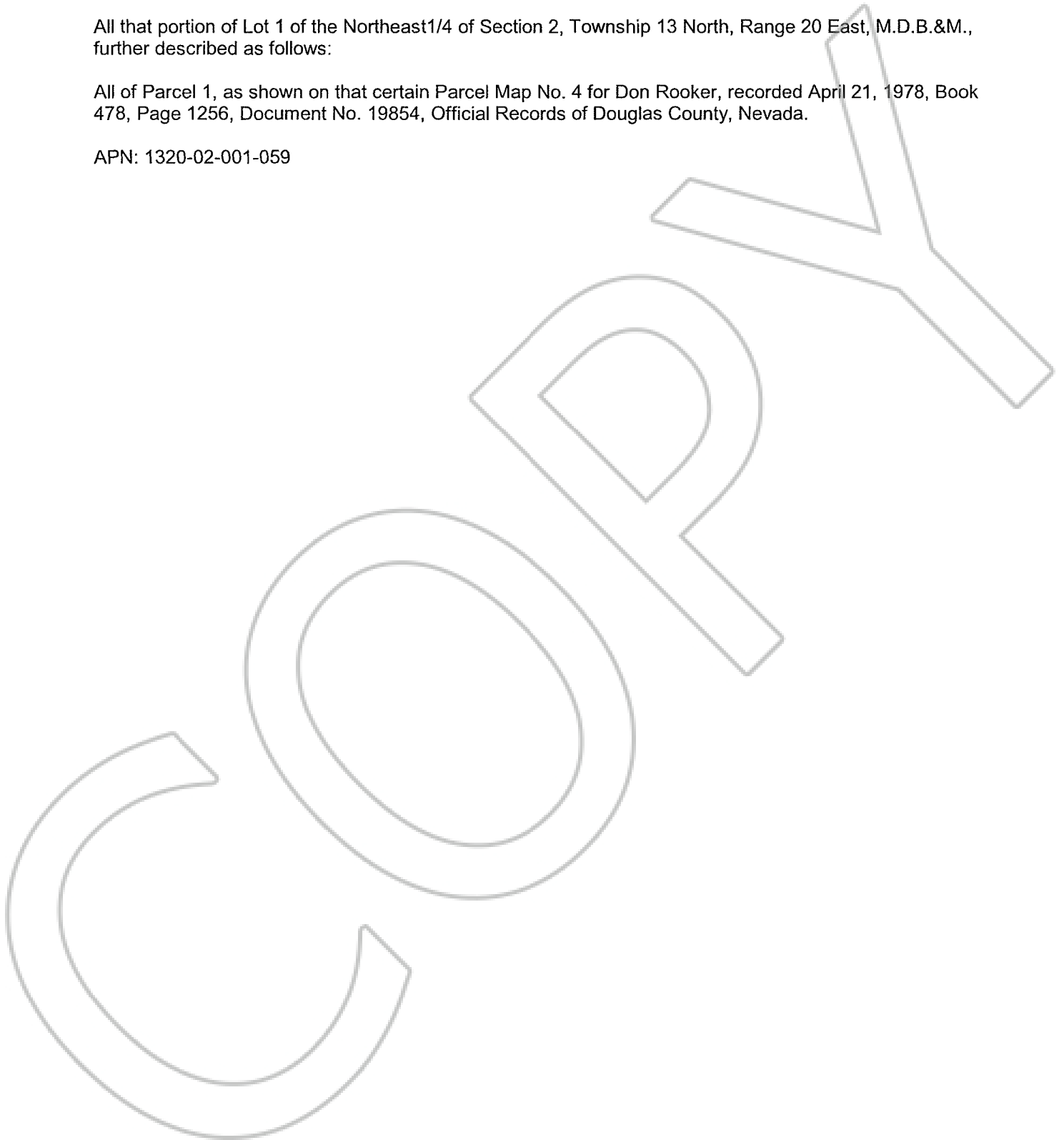
 **GINA WNUK**
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 21-3797-03 - Expires April 13, 2025

EXHIBIT A

All that portion of Lot 1 of the Northeast1/4 of Section 2, Township 13 North, Range 20 East, M.D.B.&M., further described as follows:

All of Parcel 1, as shown on that certain Parcel Map No. 4 for Don Rooker, recorded April 21, 1978, Book 478, Page 1256, Document No. 19854, Official Records of Douglas County, Nevada.

APN: 1320-02-001-059



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-02-001-059
 b) _____
 c) _____
 d) _____

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

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$806,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$806,000.00
 d. Real Property Transfer Tax Due: \$3,143.40

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: *Anna Doyle* Capacity: Escrow Asst.
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jan Grönhagen and Elise Grönhagen, Trustees of Grönhagen Family Trust
 Address: U/T/D dated April 27, 2004
2545 Lena Court
 City: Minden
 State: NV Zip: 89423

Print Name: Eugene Jerome O'Brien and Margo Fernandez O'Brien
 Address: 35564 Roca Drive
 City: Fremont
 State: California Zip: 94536

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21021982-ES
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED