

DOUGLAS COUNTY, NV **2021-978024**
RPTT:\$2905.50 Rec:\$40.00
\$2,945.50 Pgs=2 **12/06/2021 11:32 AM**
TICOR TITLE - CC (NVTH3K)
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
R. Lawrence Nicholson
Patricia Y. Nicholkson
1783 Bella Casa Dr
Minden, NV 89423

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2107695-DKD

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1320-30-512-015
R.P.T.T. \$2,905.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Cheryl Lynn Mazzola Living Trust, Cheryl Lynn Mazzola, as Trustee

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to R. Lawrence Nicholson and Patricia Y. Nicholkson, Trustees of The Nicholson Revocable Family Trust dated May 31, 2006, as restated on October 17, 2011

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

Lot 15, in Block A, as set forth on Final Map LDA 16-001 & PD 02-004-2 for LA COSTA AT MONTE VISTA PHASE 3, filed for record in the office of the Douglas County Recorder, State of Nevada, on July 14, 2017, as Document No. 901410, of Official Records.

5

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

Signature and notary acknowledgement on page two.

Cheryl Lynn Mazzola Living Trust

Cheryl Lynn Mazzola
Cheryl Lynn Mazzola, Trustee

STATE OF NEVADA ^{CM}
COUNTY OF ~~DOUGLAS~~ Carson City } ss:

This instrument was acknowledged before me on, November 30th, 2021
by Cheryl Lynn Mazzola, as Trustee

Cindy McTammany
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02107695.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-30-512-015
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 745,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 745,000.00
 d. Real Property Transfer Tax Due: \$ 2,905.50

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 Cheryl Lynn Mazzola Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Cheryl Lynn Mazzola Living Trust,
 Cheryl Lynn Mazzola, as Trustee

 Address: 1005 Cobblestone Dr.

 City: Gardnerville

 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: R. Lawrence Nicholson and Patricia
 Y. Nicholksn, Trustees of The Nicholson
 Revocable Family Trust dated May 31, 2006, as
 restated on October 17, 2011

 Address: 1783 Bella Casa Dr

 City: Minden

 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02107695-010-DKD

 Address: 307 W. Winnie Lane Suite #1

 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED