

DOUGLAS COUNTY, NV
RPTT:\$1872.00 Rec:\$40.00
\$1,912.00 Pgs=3 2021-978339
12/13/2021 03:19 PM
TICOR TITLE - CC (NVTH3K)
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

James Straw
Stephen Straw
1400 Stephanie Way
Minden, NV 89423

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2107652-DC1

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.: 1420-27-401-009
R.P.T.T. \$1,872.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Robyn E. Thorpe, Trustee of The William R and Robyn E Thorne Family Trust

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to James Straw, a married man, as his sole and separate property and Stephen Straw, an Unmarried Man, as Joint Tenants

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

The Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 27, Township 14 North, Range 20 East, M.D.B.&M.

Excepting therefrom all that portion of said land as contained in Document recorded on November 20, 2014 as Document No. 2014-853075, Official Records.

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

Signature and notary acknowledgement on page two.

The William R and Robyn E Thorne Family Trust

Robyn E. Thorne
Robyn E. Thorne, Trustee

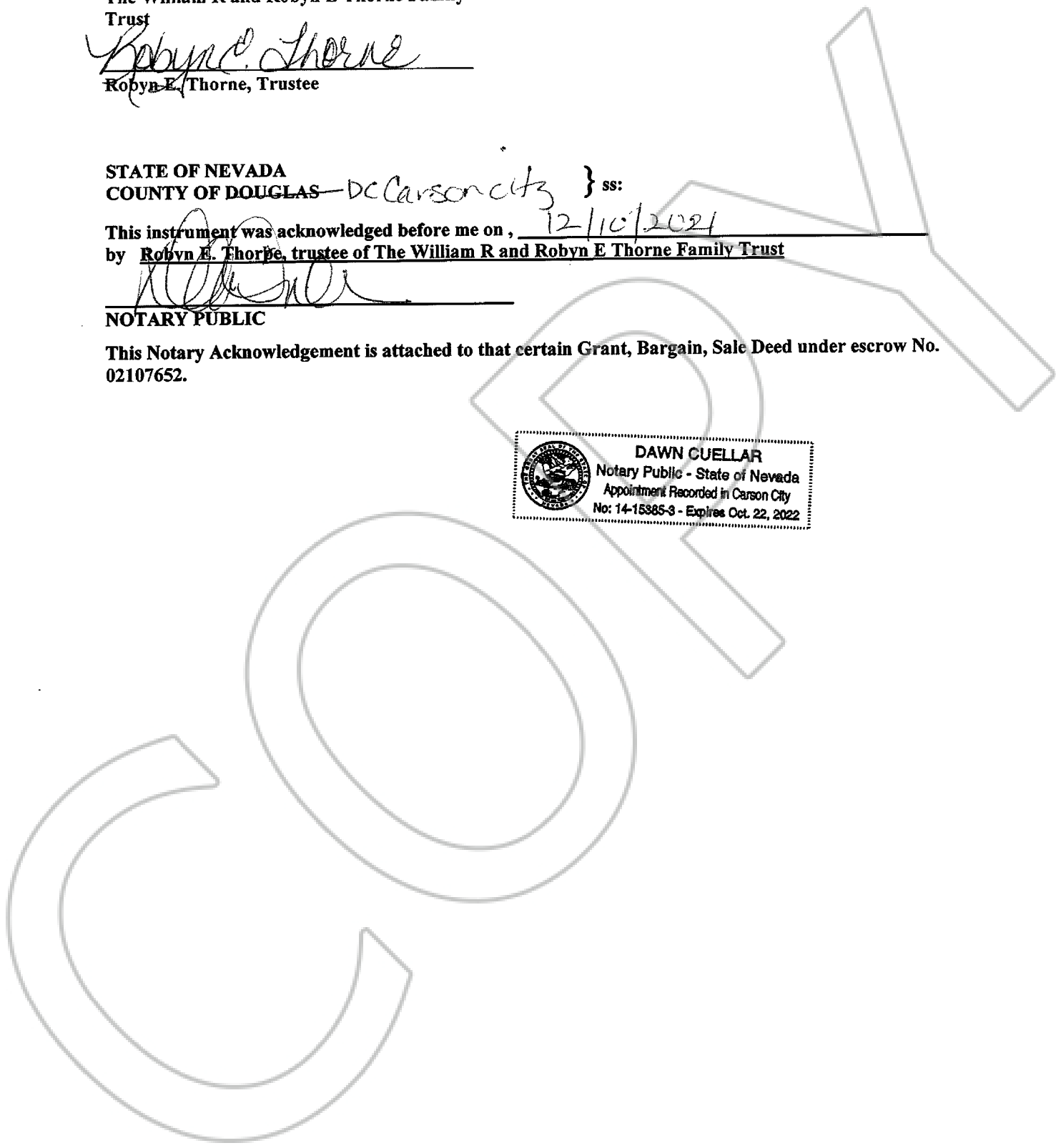
STATE OF NEVADA }
COUNTY OF DOUGLAS - DC Carson City } ss:

This instrument was acknowledged before me on , 12/10/2021
by Robyn E. Thorne, trustee of The William R and Robyn E Thorne Family Trust

[Signature]
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02107652.

 **DAWN CUELLAR**
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 14-15385-3 - Expires Oct. 22, 2022



Escrow No. 2107652-DC1

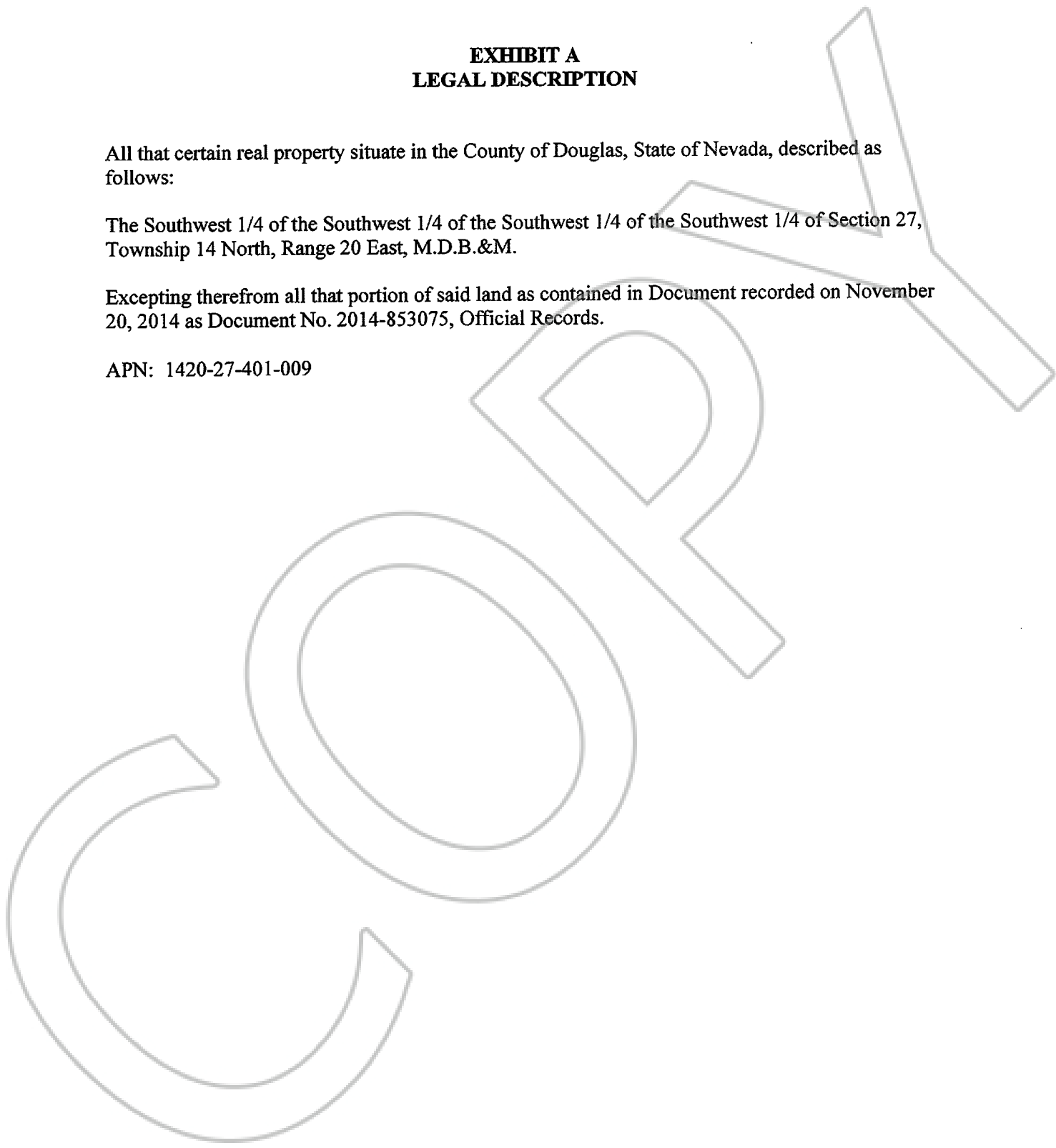
**EXHIBIT A
LEGAL DESCRIPTION**

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

The Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 27, Township 14 North, Range 20 East, M.D.B.&M.

Excepting therefrom all that portion of said land as contained in Document recorded on November 20, 2014 as Document No. 2014-853075, Official Records.

APN: 1420-27-401-009



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1420-27-401-009
 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
 i. Other _____

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

3. a. Total Value/Sales Price of Property: \$ 480,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 480,000.00
 d. Real Property Transfer Tax Due: \$ 1,872.00

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 AGent
 Signature _____ Capacity _____

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

Print Name: The William R and Robyn E Thorne
Family Trust
 Address: 1400 Stephanie Way
 City: Minden
 State: NV Zip: 89423

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

Print Name: James Straw, et al
 Address: 1400 Stephanie Way
 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.: 02107652-010-DC1
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED