

DOUGLAS COUNTY, NV
RPTT:\$5655.00 Rec:\$40.00
\$5,695.00 Pgs=3 12/15/2021 11:26 AM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Margaret A. Jonsson
K. Ronald Hackworth
189 Taylor Creek Rd
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2107645-RLT

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.: 1219-04-001-032
R.P.T.T. \$5,655.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Bruce M. Theriot and Diane H. Theriot, Trustees of The Theriot Family Living Trust, Dated December 22, 2011

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Margaret A. Jonsson, Trustee of the Margaret Anne Jonsson Trust March 16, 2016 and any amendments thereto as to an undivided 70% Interest and K. Ronald Hackworth, Trustee of the Ronald Hackworth Trust dated March 16, 2016 as to an undivided 30% interest, as Tenants in common

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

Lot 5 as set forth on final Subdivision Map PD #01-017 for TAYLOR CREEK ESTATES, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on April 26, 2002, in Book 0402, at Page 8620, as Document No. 540786.

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

Signature and notary acknowledgement on page two.

The Theriot Family Living Trust, Dated
December 22, 2011



Bruce M. Theriot, Trustee



Diane H. Theriot, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 12/6/2021
by Bruce M. Theriot and Diane H. Theriot, Trustees of The Theriot Family Living Trust, Dated
December 22, 2011

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02107645.



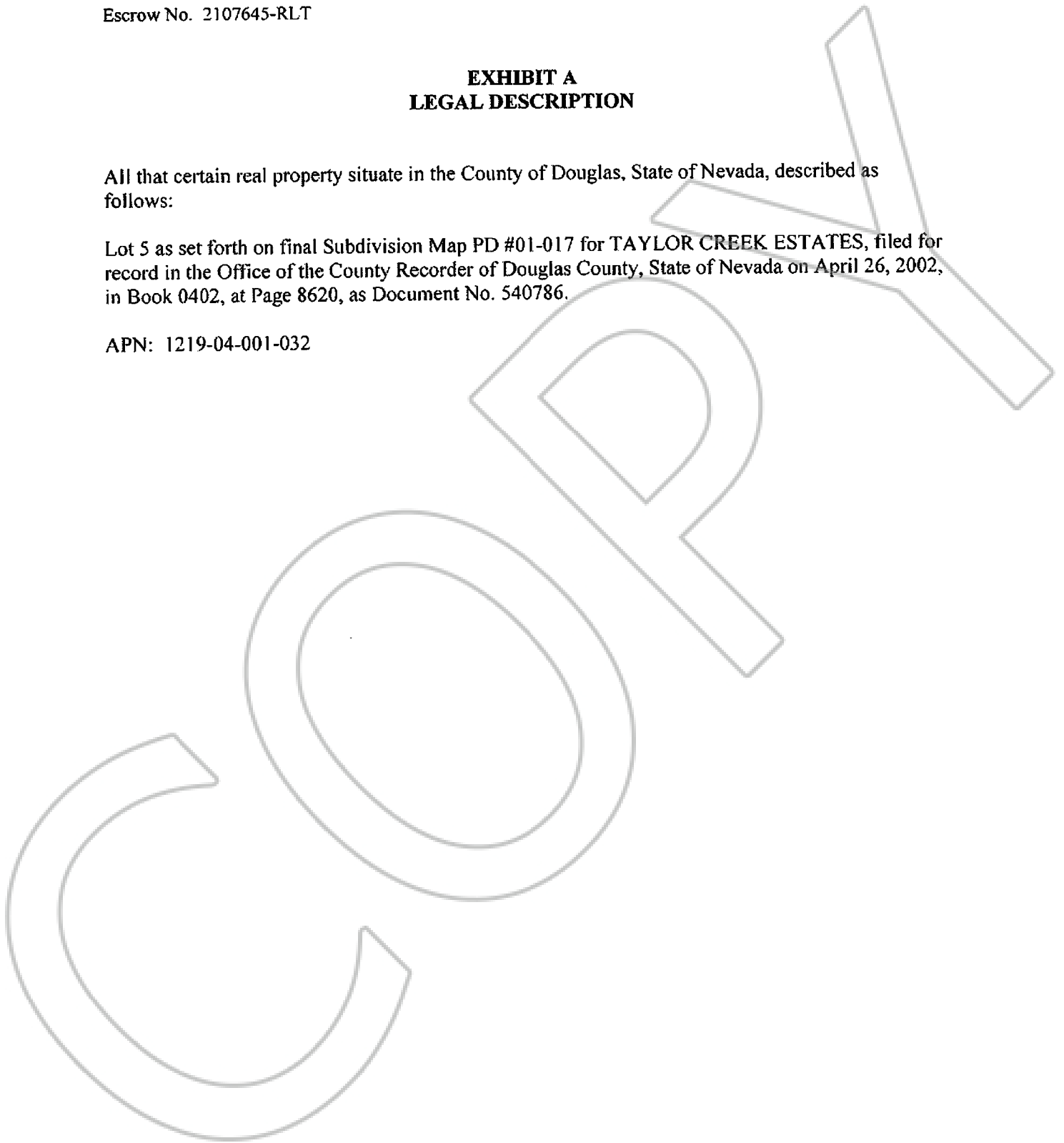
Escrow No. 2107645-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 5 as set forth on final Subdivision Map PD #01-017 for TAYLOR CREEK ESTATES, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on April 26, 2002, in Book 0402, at Page 8620, as Document No. 540786.

APN: 1219-04-001-032



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1219-04-001-032
 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: \$ 1,450,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 1,450,000.00
 d. Real Property Transfer Tax Due: \$ 5,655.00

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 *Bruce M. Theriot* Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Bruce M. Theriot and Diane H. Theriot, Trustees of The Theriot Family Living Trust, Dated December 22, 2011
 Address: 189 Taylor Creek Road
 City: Gardnerville
 State: NV Zip: 79460

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Margaret A. Jonsson, Trustee of the Margaret Anne Jonsson Trust March 16, 2016 and any amendments thereto, ETAL
 Address: 4007 Edgehill Lane
 City: Santa Ynez
 State: CA Zip: 93460

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02107645-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED