

DOUGLAS COUNTY, NV **2021-978554**
RPTT:\$2925.00 Rec:\$40.00
\$2,965.00 Pgs=2 12/17/2021 10:34 AM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-08-802-013
R.P.T.T.	\$2,925.00
File No.:	1473370 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To: <i>Same as below</i>	
When Recorded Mail To:	
James Monroe Birkey, Trustee of the James Monroe Birkey Revocable Trust dated August 21, 2001	
13690 Llagas Ave	
San Martin, CA 95046	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Richard A. Jenkins, Trustee of the Richard A. Jenkins Trust dated September 14, 1999** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **James Monroe Birkey, As Trustee of the James Monroe Birkey Revocable Trust dated August 21, 2001**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

A parcel situate in the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 12 North, Range 20 East, M.D.B.&M., described as follows:

Lot 1, as shown on the Amended Parcel Map for James D. Prosser and Joyce Ann Prosser, filed for record in the office of the Douglas County Recorder, State of Nevada, on February 16, 1977 in Book 277, at Page 817, as Document No. 6989, Official Records.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 12-14-2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The Richard A. Jenkins Trust dated September 14,
1999

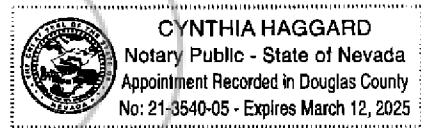
Richard A Jenkins trustee

By: Richard A. Jenkins, Trustee

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 14 day of December, 2021
By: The Richard A. Jenkins Trust dated September 14, 1999 as Trustee of Richard A. Jenkins, Trustee
of the Richard A. Jenkins Trust dated September 14, 1999

Signature: *Cynthia Haggard*
Notary Public



My Commission Expires: 3.12.2025

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-08-802-013
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 750,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 750,000.00
 d. Real Property Transfer Tax Due \$ 2,925.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 SA Capacity _____ Grantor Escrow
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Richard A. Jenkins, Trustee of the
 Richard A. Jenkins Trust dated
 September 14, 1999
 Address: 10394 Ryan Peak Drive
 City: Nampa
 State: ID Zip: 83646

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: James Monroe Birkey
 Address: 13690 Llagas Ave.
 City: San Martin
 State: CA Zip: 95046

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1473370 SA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410