

DOUGLAS COUNTY, NV **2021-978570**  
RPTT:\$1833.00 Rec:\$40.00  
\$1,873.00 Pgs=3 12/17/2021 01:37 PM  
SIGNATURE TITLE - MINDEN  
KAREN ELLISON, RECORDER

**A.P.N.: 1220-21-710-010**

**RECORDING REQUESTED BY:**  
**Signature Title Company LLC**  
**1664 Highway 395 Suite 105**  
**Minden, NV 89423**

**MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:**

**Gary Knight and Sandra Knight**  
**695 Joette Dr**  
**Gardnerville, NV 89460**

**Escrow No.: 710053-NF**

RPTT \$1,833.00

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

**Timothy A. Morgan and Sheryl A. Wold, Trustees of The Morgan-Wold Family Trust, dated April 5, 2016**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**Gary Knight and Sandra Knight, Husband And Wife As Joint Tenants**

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

**See Attached Exhibit "A"**

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

**Signature Page attached and made a part hereof.**

Timothy A. Morgan and Sheryl A. Wold, Trustees of The Morgan-Wold Family Trust, dated April 5, 2016

*Timothy A. Morgan*  
By: Timothy A. Morgan, Trustee

*Sheryl A. Wold*  
By: Sheryl A. Wold, Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 12/15/2021

by Timothy A. Morgan and Sheryl A. Wold

*[Signature]*  
Notary Public (seal)



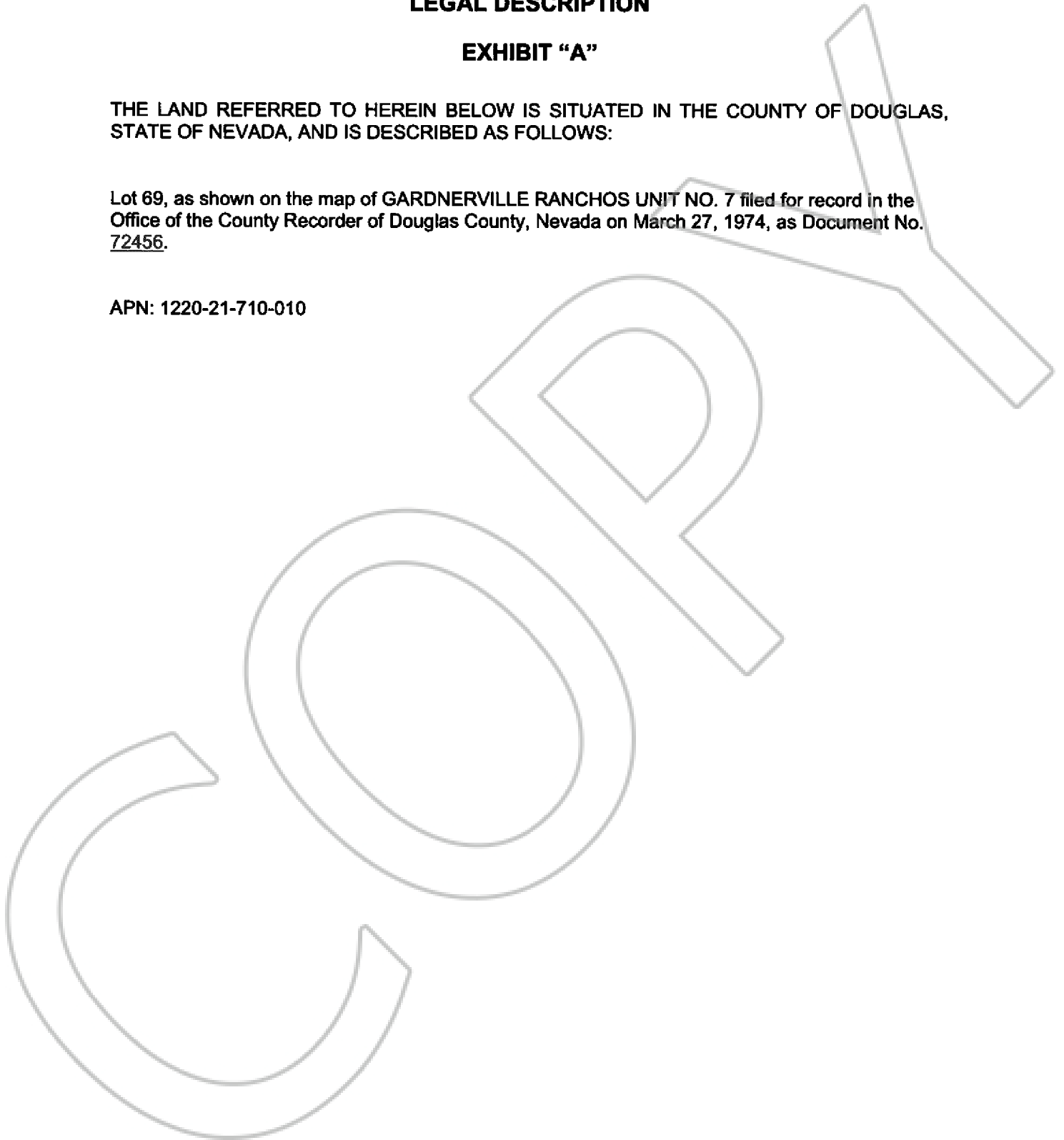
**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,  
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 69, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7 filed for record in the  
Office of the County Recorder of Douglas County, Nevada on March 27, 1974, as Document No.  
72456.

APN: 1220-21-710-010



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1220-21-710-010
- 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

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$470,000.00  
Transfer Tax Value \$470,000.00  
Real Property Transfer Tax Due: \$1,833.00

**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 *Timothy Morgan*      *Agent*  
Signature \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**(Required)**

Print Name: Timothy A. Morgan and Sheryl A. Wold,  
Trustees of The Morgan-Wold Family Trust, dated  
April 5, 2016

Address: 1398 Windmill Rd  
Gardnerville, NV 89410

**BUYER (GRANTEE) INFORMATION**

**(Required)**

Print Name: Gary Knight and Sandra Knight

Address: 695 Joette Dr  
Gardnerville, NV 89460

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

Print Name: Signature Title Company LLC      Escrow #: 710053-NF  
Address: 1664 Highway 395 Suite 105, Minden, NV 89423

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**