

DOUGLAS COUNTY, NV

**2021-978622**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

**12/20/2021 11:24 AM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E07

APN: 1318-16-810-045  
R.P.T.T.: \$0.00  
Escrow No.: 21023206-SS  
When Recorded Return To:  
Timothy D. Gilbert and Nancy A. Gilbert  
3899 Vistacrest Dr  
Reno, NV 89509

Mail Tax Statements to:  
Timothy D. Gilbert and Nancy A. Gilbert  
3899 Vistacrest Dr  
Reno, NV 89509

SPACE ABOVE FOR RECORDER'S USE

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

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Timothy D. Gilbert and Nancy A. Gilbert, husband and wife as joint tenants with right of survivorship**

do(es) hereby Grant, Bargain, Sell and Convey to

**Timothy D. Gilbert and Nancy Avanzino Gilbert, Trustees of the Timothy D. Gilbert and Nancy Avanzino Gilbert Revocable Family Trust dated December 27, 2013**

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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

Dated this 17 day of December, 2021.

Timothy D. Gilbert  
Timothy D. Gilbert

Nancy A. Gilbert  
Nancy A. Gilbert

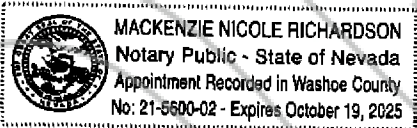
STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 17 day of December, 2021, by

Timothy D. Gilbert & Nancy A. Gilbert

Mackenzie Richardson  
Notary Public



## EXHIBIT A

Lot 124 & the East 1/2 of Lot 125, of Elks Subdivision Plat, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on May 5th, 1927, as Document 001, and as shown on the Amended Plat of the Elks Subdivision, on January 5, 1928, as Document No. 002, and as shown on the Second Amended Plat of the Elks Subdivision, on June 5, 1952, as Document No. 8537.

Assessors Parcel No.: 1318-16-810-045



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-16-810-045  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.          f)  Comm'l/Ind'l  
 g)  Agricultural        h)  Mobile Home  
 Other: \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Document/Instrument No.: \_\_\_\_\_  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Trust ok - js

3. a. Total Value/Sale Price of Property: \$ \_\_\_\_\_  
 b. Deed In Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due: \$0

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: 7  
 b. Explain Reason for Exemption: Transferring out of Trust WITHOUT CONSIDERATION

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

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

Print Name: Timothy D. Gilbert and Nancy A. Gilbert, husband and wife as joint tenants with right of survivorship  
 Address: 3899 Vistacrest Dr  
 City: Reno  
 State: NV      Zip: 89509

Print Name: Timothy D. Gilbert and Nancy Avanzino Gilbert, Trustees of the Timothy D. Gilbert and Nancy Avanzino Gilbert Revocable Family Trust dated December 27, 2013  
 Address: 3899 Vistacrest Dr  
 City: Reno  
 State: NV      Zip: 89509

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21023206-SS  
 Address: 1450 Ridgeview Dr, Ste 100  
 City: Reno      State: NV      Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED