

A.P.N.: 1420-07-311-010
File No: 121-2644739 (TK)
R.P.T.T.: \$0.00

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=2
FIRST AMERICAN TITLE RENO
KAREN ELLISON, RECORDER
2022-980010
01/19/2022 02:01 PM
E07

When Recorded Mail To: Mail Tax Statements To:
Diane G. Sterling
3450 Carnelian Way
Carson City, NV 89705

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

The Diane Sterling Trust, Dated October 15, 2007, Trustee Is Diane G. Sterling

do(es) hereby *GRANT, BARGAIN and SELL* to

Diane G. Sterling, an unmarried woman


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

LOT 1, IN BLOCK A, AS SHOWN ON THE MAP OF VISTA GRANDE SUBDIVISION UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 20, 1972, AS FILE NO. 58273.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.


Subject to

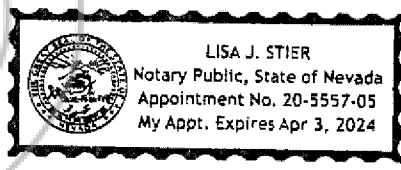
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.


The Diane Sterling Trust, Dated October 15, 2007, Trustee Is Diane G. Sterling

STATE OF **NEVADA**)
COUNTY OF *Douglas*) :ss.

This instrument was acknowledged before me on this:
13 day of January 2022

By: **Diane G. Sterling**

Notary Public
(My commission expires: 4-3-2024)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-07-311-010
- 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
- i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust ok - js</u>	

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 7
- b. Explain reason for exemption: Transfer to or from a trust without consideration

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: *Shirley Austin*
 Signature: *Person Assistant*

Capacity: *Grantor*
 Capacity: _____

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

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

The Diane Sterling Trust, Dated
October 15, 2007, Trustee is

Print Name: Diane G. Sterling
 Address: 3450 Carnelian Way

Print Name: Diane G. Sterling
 Address: 3450 Carnelian Way

City: Carson City
 State: NV Zip: 89705

City: Carson City
 State: NV Zip: 89705

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

First American Title Insurance
 Print Name: Company
 Address: 5310 Kietzke Lane, Suite 100
 City: Reno

File Number: 121-2644739 TK/ TS
 State: NV Zip: 89511-2043

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)