

DOUGLAS COUNTY, NV **2022-980565**  
RPTT:\$1891.50 Rec:\$40.00  
\$1,931.50 Pgs=3 **01/31/2022 02:56 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1221-06-001-013
<b>R.P.T.T.</b>	\$1,891.50
<b>File No.:</b>	1552167 SA
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Deven Henry Steel Donellan and Ashley Rose Donellan	
2070 Fish Springs Road	
Gardnerville, NV 89410	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Jeff Van Pelt and Linda Jorgensen as Co-Successor Trustees of The Thresa Van Pelt Family Trust dated April 29, 2009** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Deven Donellan and Ashley Donellan**, husband and wife as joint tenants all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 12 as shown on the Official Map of FISH SPRINGS ESTATES, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 30, 1973, in Book 873, Page 1006 as Document No. 68451, Official Records.

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: 1-26-2022

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

Thresa Van Pelt Family Trust dated April 29, 2009

By: \_\_\_\_\_  
Jeff Van Pelt, Co-Successor Trustee

By: Linda Jorgensen Trustee  
Linda Jorgensen, Co-Successor Trustee

\_\_\_\_\_  
State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022  
By: Jeff Van Pelt

Signature: \_\_\_\_\_  
Notary Public

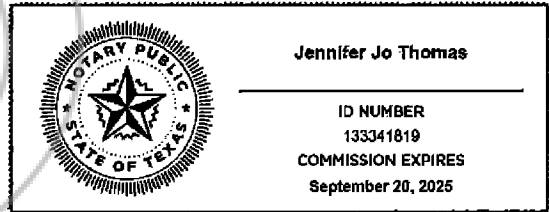
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
State of Texas )  
County of Travis ) ss

This instrument was acknowledged before me on the 26th day of January, 2022  
By: Linda Jorgensen

Signature: Jennifer Jo Thomas  
Notary Public Notary Public, State of Texas

My Commission Expires: 09/20/2025



Notarized online using audio-video communication

Thresa Van Pelt Family Trust dated April 29, 2009

By: Jeff Van Pelt  
Jeff Van Pelt, Co-Successor Trustee

By: \_\_\_\_\_  
Linda Jorgensen, Co-Successor Trustee

State of Nevada )  
 ) ss  
County of \_\_\_\_\_ )  
Douglas

This instrument was acknowledged before me on the 27 day of January, 2022  
By: Jeff Van Pelt

Signature: Cynthia Haggard  
Notary Public



My Commission Expires: 3.12.2025

State of \_\_\_\_\_ )  
 ) ss  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022  
By: Linda Jorgensen

Signature: \_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1221-06-001-013  
 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                      \$ 485,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 485,000.00  
 d. Real Property Transfer Tax Due                              \$ 1,891.50

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: The Thresa Van Pelt Family Trust  
                   dated April 29, 2009  
 Address: 14295 Bowie Road  
 City: Weeki Wachee  
 State: FL                      Zip: 34614

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Deven Henry Steel Donellan and  
                   Ashley Rose Donellan  
 Address: 2070 Fish Springs Road  
 City: Gardnerville  
 State: NV                      Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 1552167 SA  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville    State: NV                      Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED