

DOUGLAS COUNTY, NV **2022-981205**
RPTT:\$4777.50 Rec:\$40.00
\$4,817.50 Pgs=3 **02/15/2022 11:16 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1220-17-515-004
R.P.T.T.: \$4,777.50
Escrow No.: 22025081-DR
When Recorded Return To:
The John and Kimberly Valverde Living
Trust
975 Old Nevada Way
Gardnerville, NV 89460

Mail Tax Statements to:
The John and Kimberly Valverde Living
Trust
975 Old Nevada Way
Gardnerville, NV 89460

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Joseph P. Maroney, Jr., Trustee of The J & H Maroney Trust dated 4/28/97

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

John C. Valverde and Kimberly A. Valverde, Trustees of The John and Kimberly Valverde Living Trust dated February 27, 2014

all that real property situated in the 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 13th day of February, 2022.

The J & H Maroney Trust dated 4/28/97

→ Joseph P. Maroney, Jr.
Joseph P. Maroney, Jr.
Surviving Trustee

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 13th day of February, 2022 by Joseph P. Maroney, Jr., as Surviving Trustee of The J & H Maroney Trust dated 4/28/97.

Kristine Conde
Notary Public


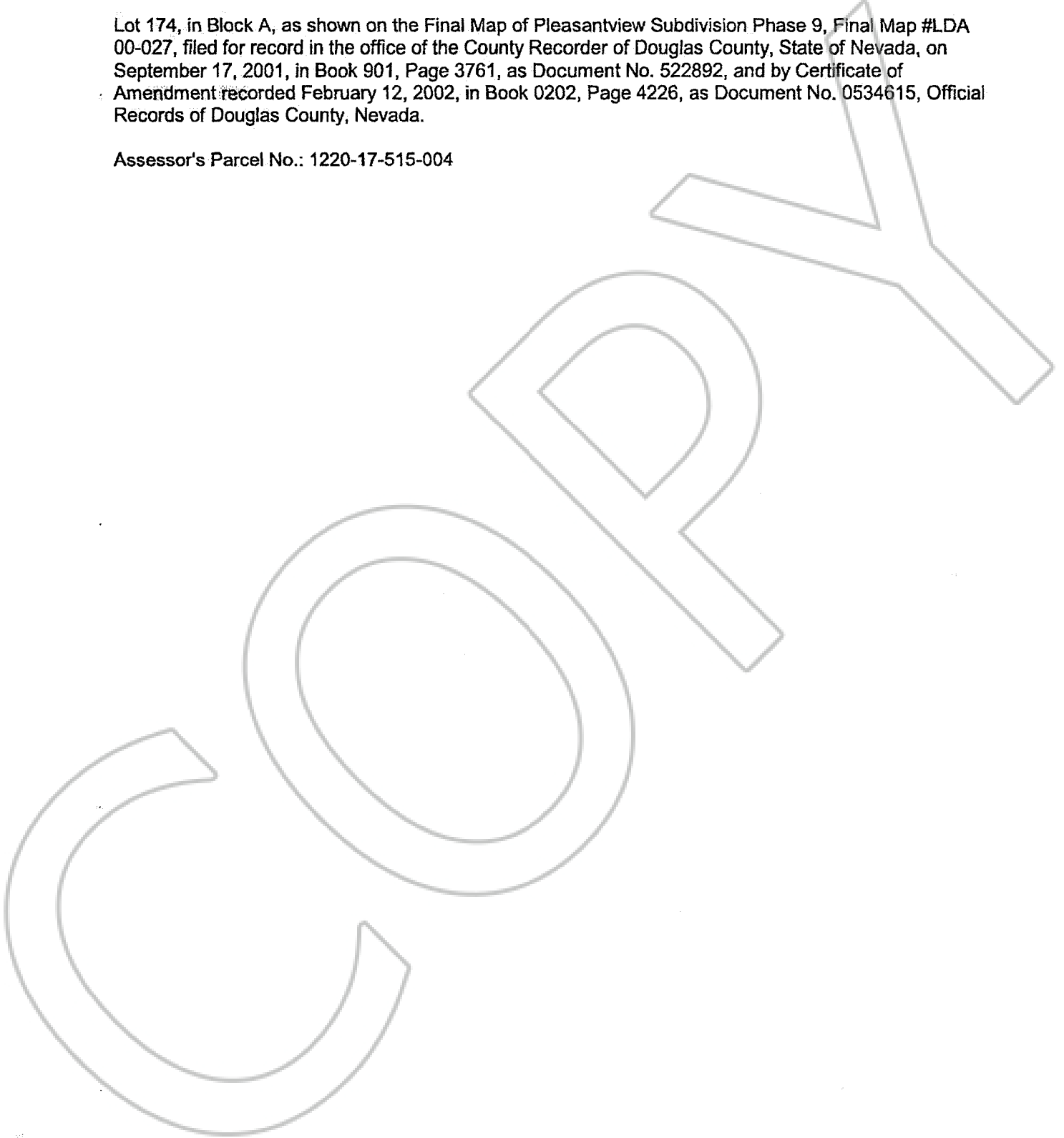
 Kristine Conde
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-0610-02
My Appt. Expires January 3, 2025

EXHIBIT A

Lot 174, in Block A, as shown on the Final Map of Pleasantview Subdivision Phase 9, Final Map #LDA 00-027, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 17, 2001, in Book 901, Page 3761, as Document No. 522892, and by Certificate of Amendment recorded February 12, 2002, in Book 0202, Page 4226, as Document No. 0534615, Official Records of Douglas County, Nevada.

Assessor's Parcel No.: 1220-17-515-004



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-17-515-004
 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:	_____

3. a. Total Value/Sale Price of Property: \$1,225,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,225,000.00
 d. Real Property Transfer Tax Due: \$4,777.50

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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: *Kimberly A. Valverde* Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Joseph P. Maroney, Jr., Trustee of The J & H Maroney Trust dated 4/28/97
 Address: 975 Old Nevada Way
 City: Gardnerville
 State: NV Zip: 89460

Print Name: John C. Valverde and Kimberly A. Valverde, Trustees of The John and Kimberly Valverde Living Trust dated February 27, 2014
 Address: 975 Old Nevada Way
 City: Gardnerville
 State: Nevada Zip: 89460

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22025081-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703