

DOUGLAS COUNTY, NV **2022-981514**  
RPTT:\$2379.00 Rec:\$40.00  
\$2,419.00 Pgs=2 **02/22/2022 02:30 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-22-110-004
R.P.T.T.	\$2,379.00
File No.:	1527566 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Craig Walter Phillips and Bettina Marie Phillips	
787 Lyell Way	
Gardnerville, NV 89460	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Helen Arleta Herb, Trustee of the Herb Trust dated February 17, 2021** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Craig Walter Phillips and Bettina Marie Phillips, husband and wife as joint tenants**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 77, as shown on the Official Map of GARDNERVILLE RANCHOS UNIT NO. 5, filed for record in the office of the Douglas County Recorder, State of Nevada on November 4, 1970, in Book 80, Page 675, as Document No. 50056, 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: 2-8-2022

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

The Herb Trust dated February 17, 2021

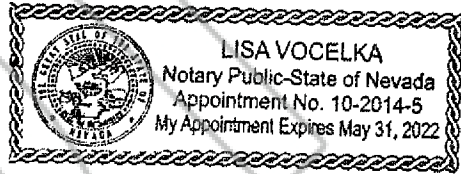
Helen Arleta Herb  
By: Helen Arleta Herb, Trustee

State of Nevada )  
 ) ss  
County of )  
Carson City

This instrument was acknowledged before me on the 8<sup>th</sup> day of February, 2022  
By: Helen Arleta Herb as Trustee of Helen Arleta Herb, Trustee of the Herb Trust dated February 17, 2021

Signature: Lisa Voelka  
Notary Public

My Commission Expires: 5/31/22



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-22-110-004  
 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                      \$ 610,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 610,000.00  
 d. Real Property Transfer Tax Due                              \$ 2,379.00

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 SA Capacity \_\_\_\_\_ Grantor Escrow

Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

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

Print Name: Helen Arleta Herb, Trustee of the Herb Trust dated February 17, 2021  
 Address: 787 Lyell Way  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: Craig Walter Phillips and Bettina Marie Phillips  
 Address: 787 Lyell Way  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: Stewart Title Company Escrow # 1527566 SA  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED