

DOUGLAS COUNTY, NV **2022-981536**  
RPTT:\$5265.00 Rec:\$40.00  
\$5,305.00 Pgs=3 **02/23/2022 08:38 AM**  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

**A.P.N.: 1318-23-411-020**

**RECORDING REQUESTED BY:**  
**Signature Title Company LLC**  
**212 Elks Point Road, Suite 445, P.O. Box 10297**  
**Zephyr Cove, NV 89448**

**MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:**

**Thomas W. Hergenrother and JoAnn M. Psomas**  
**30 Branching Way**  
**Petaluma, CA 94952**

**Escrow No.: ZC3294-JL**

RPTT \$5,265.00

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

THIS INDENTURE WITNESSETH: That

**Thomas Esquivel and Bernadette R. Esquivel, as Trustees of the Thomas and Bernadette Esquivel Revocable Family Trust**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**Thomas W. Hergenrother, An Unmarried Man and JoAnn M. Psomas, An Unmarried Woman as Joint Tenants with Right of Survivorship**

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


**See Attached Exhibit "A"**

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

**Signature Page attached and made a part hereof.**

Thomas Esquivel and Bernadette R. Esquivel, as Trustees of the Thomas and Bernadette Esquivel Revocable Family Trust

  
By: Thomas Esquivel, Trustee


  
By: Bernadette R. Esquivel, Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 2/15/2022

by THOMAS ESQUIVEL & BERNADETTE R. ESQUIVEL

  
Notary Public (seal)



## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 21, as shown on the map of PINE RIDGE SUBDIVISION filed in the Office of the County Recorder of Douglas , Nevada on August 8, 1956 as Document No. 11664.

Excepting therefrom that portion thereof conveyed to Claude E. Ferrel, Jr. and Helen J. Ferrel, by deed recorded under Document No. 20844, Official Records of Douglas County, Nevada, described as follows:

Commencing at the Northwest corner of Lot 21 as shown on said map of Pine Ridge Subdivision; thence East a distance of 15 feet along the North Boundary of said Lot 21; thence South a distance of 10 feet; thence a distance of 15 feet West and parallel to the North Boundary of Lot 21 to a point on the West Boundary of Lot 21 to the point of beginning.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED June 29, 2011 AS INSTRUMENT NO. 0785712 and recorded February 24, 2021 as Instrument No. 2021-962434.

APN: 1318-23-411-020

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1318-23-411-020
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property:

- a)  Vacant Land Res.
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$1,350,000.00

Transfer Tax Value \$1,350,000.00

Real Property Transfer Tax Due: \$5,265.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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: [Signature] By: Thomas Esquivel, Trustee Agent

Signature: [Signature] Thomas W. Hergenrother

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(Required)

(Required)

Print Name: Thomas and Bernadette Esquivel

Print Name: Thomas W. Hergenrother

Revocable Family Trust

Address: P.O. BOX 11907  
ZEPHYR COVE NV 89448

Address: 30 Branching way  
Petaluma, CA 94952

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

Print Name: Signature Title Company LLC Escrow #: ZC3294-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED