

DOUGLAS COUNTY, NV

2022-981710

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

02/25/2022 08:38 AM

BOSTON NATIONAL TITLE AGENCY, LLC

KAREN ELLISON, RECORDER

E03

**PARCEL IDENTIFICATION NUMBER: 1220-08-812-056**

Commitment Number: NV21107208

After Recording, Send To:

**SEND TAX STATEMENTS/BILLS TO:**

**Douglas A. Moreno, as the Trustee of the Douglas A. Moreno Revocable Trust dated June 25, 2003**

**1095 ROCKY TERRACE DR., GARDNERVILLE, NV 89460**

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**GENERAL WARRANTY DEED**

Exempt: Section NRS 375.090(3): A transfer of title recognizing the true status of ownership of the real property, including, without limitation, a transfer by an instrument in writing pursuant to the terms of a land sale installment contract previously recorded and upon which the taxes imposed by this chapter have been paid.

**Douglas A. Moreno, as the Trustee of the Douglas A. Moreno Revocable Trust dated June 25, 2003 who acquired title as Douglas Moreno, as the Trustee of the Douglas A. Moreno Revocable Trust dated June 25, 2003, hereinafter grantor, whose tax-mailing address is 1095 Rocky Terrace Dr., Gardnerville, NV 89460, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to Douglas A. Moreno, as the Trustee of the Douglas A. Moreno Revocable Trust dated June 25, 2003, hereinafter grantee, whose tax mailing address is 1095 Rocky Terrace Dr., Gardnerville, NV 89460, the following real property:**

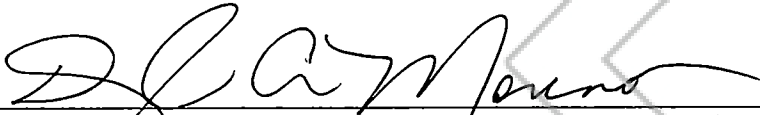
**ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS: LOT 82, IN BLOCK E, AS SET FORTH ON THE FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT, PD 03-011, FOR ROCKY TERRACE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 30, 2005, IN BOOK 1105, PAGE 12654, DOCUMENT NO. 661875. Tax ID: 1220-08-812-056  
Property Address is: 1095 ROCKY TERRACE DR., GARDNERVILLE, NV 89460**

Prior instrument reference: 2019-938952

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

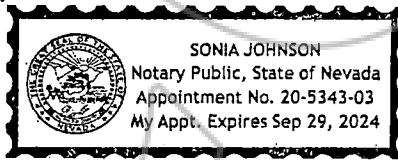
Executed by the undersigned on December 10<sup>th</sup>, 2021:



**Douglas A. Moreno, as the Trustee of the Douglas A. Moreno Revocable Trust dated June 25, 2003 who acquired title as Douglas Moreno, as the Trustee of the Douglas A. Moreno Revocable Trust dated June 25, 2003**

STATE OF Nevada  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on December 10, 2021 by **Douglas A. Moreno, as the Trustee of the Douglas A. Moreno Revocable Trust dated June 25, 2003 who acquired title as Douglas Moreno, as the Trustee of the Douglas A. Moreno Revocable Trust dated June 25, 2003** who is personally known to me or has produced driver license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

  
Notary Public

This instrument prepared by:  
Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307,  
Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number:  
NV21107208.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-08-812-056  
 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 ONLY  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: SG - #3, added trustee's  
 Notes: middle initial  
Prior doc 2019-938952

3. a. Total Value/Sales Price of Property \$ 1.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 3  
 b. Explain Reason for Exemption: Transferring title recognizing the true status of ownership of the real property

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 Douglas Moreno Capacity: Grantor  
 Signature Douglas Moreno Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Douglas Moreno, as the Trustee of the Douglas A. Moreno Revocable Trust dated June 25, 2003  
 Address: 1095 ROCKY TERRACE DR., GARDNERVILLE, NV 89460  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Douglas A. Moreno, as the Trustee of the Douglas A. Moreno Revocable Trust dated June 25, 2003  
 Address: 1095 ROCKY TERRACE DR., GARDNERVILLE, NV 89460  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Boston National Title Agency Escrow # \_\_\_\_\_  
 Address: 400 Rouser Road, Suite 500  
 City: Coraopolis State: PA Zip: 15108