

DOUGLAS COUNTY, NV **2022-982108**
RPTT:\$1829.10 Rec:\$40.00
\$1,869.10 Pgs=2 **03/07/2022 08:39 AM**
TICOR TITLE - CC (NVTH3K)
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Tracey Moran Rubenstein
Steve Rubenstein
Kelsey C Potts
PO Box 3625
Apache Junction, AZ 85117

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2200674-DKD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1420-07-614-003
R.P.T.T. \$1,829.10

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Theodore Osier and Michelle L. Osier, Trustees of the Theodore Osier and Michelle L. Osier Family Trust, dated April 15, 2014

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Tracey Moran Rubenstein and Steve Rubenstein, wife and husband and Kelsey C. Potts, a single woman, all as joint tenants

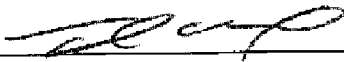
all that real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 3 in Block C as set forth on the Final Map of SUNRIDGE HEIGHTS II, Phase 1, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 30, 1993 in Book 693, Page 7078, Document No. 311338, Official Records.

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

Signature and notary acknowledgement on page two.

**The Theodore Osier and Michelle L. Osier
Family Trust**



Theodore Osier, Trustee



Michelle L. Osier, Trustee

STATE OF NEVADA
COUNTY OF CARSON CITY

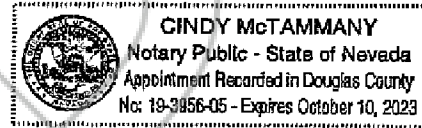
} ss:

This instrument was acknowledged before me on,
by Theodore Osier and Michelle L. Osier

March 2, 2022



NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02200674.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1420-07-614-003
 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: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 469,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 469,000.00
 d. Real Property Transfer Tax Due: \$ 1,829.10

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] Capacity Grantor
 Signature Michelle L. Osier Capacity Grantor

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Theodore Osier and Michelle L. Osier, Trustees of the Theodore Osier and Michelle L. Osier Family Trust, dated April 15, 2014
 Address: 3535 Smoketree Ave
 City: Carson City
 State: NV Zip: 89705

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Tracey Moran Rubenstein, Steve Rubenstein, KELSEY C POTTS
 Address: PO Box 3625
 City: Apache Junction
 State: AZ Zip: 85117

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02200674-010-DKD
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED