

A.P.N.: 1320-31-513-010
File No: 143-2648317 (et)
R.P.T.T.: \$2,983.50

When Recorded Mail To: Mail Tax Statements To:
The Bryan John Sandoval and Nadia Nina Sandoval Revocable
Living Trust
35 Narcissa Drive
Rancho Palos Verdes, CA 90275

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

William W. Welch, Trustee of the William W. Welch Revocable Trust dated August 8,
2018

do(es) hereby *GRANT, BARGAIN and SELL* to

Bryan John Sandoval and Nadia Nina Sandoval, Trustees of The Bryan John Sandoval and
Nadia Nina Sandoval Revocable Living Trust dated April 4, 2019

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

**LOT 11 IN BLOCK B, AS SAID LOT AND BLOCK ARE SHOWN ON THE MAP OF BELARRA
SUBDIVISION UNIT 3, FILED FOR RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 18, 1978, IN
BOOK 978, PAGE 1279, AS INSTRUMENT NO. 25373.**

TOGETHER with all tenements, hereditaments and appurtenances, including easements and
water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents,
issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now
of record.


William W. Welch, Trustee of the William W. Welch Revocable Trust dated August 8, 2018

William W. Welch TRUSTEE
William W. Welch, Trustee

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 3.18.2022 by **William W. Welch, Trustee.**

[Signature]
Notary Public
(My commission expires: 5/3/25)

 **E. TOBIAS**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 17-2785-5 - Expires May 3, 2025

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2648317.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-31-513-010
 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 | |
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

3. a) Total Value/Sales Price of Property: \$765,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$765,000.00
 d) Real Property Transfer Tax Due \$2,983.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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]
 Signature: _____

Capacity: agent
 Capacity: _____

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

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

Print Name: William W Welch Revocable Trust dated Au
 Address: 2785 Davis Ct
 City: Minden
 State: NV Zip: 89423

Print Name: The Bryan John Sandoval and Nadia Nina Sandoval Revocable Living Trust
 Address: 35 Narcissa Drive
 City: Rancho Palos Verdes
 State: CA Zip: 90275

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

Print Name: First American Title Insurance Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2648317 et/ et
 State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)