

DOUGLAS COUNTY, NV **2022-984049**
RPTT:\$2340.00 Rec:\$40.00
\$2,380.00 Pgs=3 04/22/2022 12:54 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

| | |
|--------------------------------|-------------------------------------|
| A.P.N. No.: | 1220-24-401-016 |
| R.P.T.T. | \$2,340.00 |
| File No.: | 1652315 WLD |
| Recording Requested By: | |
| | Stewart Title Company |
| Mail Tax Statements To: | <i>Same as below</i> |
| When Recorded Mail To: | |
| | Thaleia Georgiades and Thomas Shinn |
| | 120 Quinn Way |
| | Wellington, NV 89444 |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Denise Jeanett McClennan Taber, Successor Trustee of The Don and Dolores Gaskins - 1993 Trust, dated December 14, 1993** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Thaleia Georgiades and Thomas Shinn, husband and wife, as Joint Tenants with Rights of Survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Being a portion of the Southwest 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B.&M., further described as follows:

Parcel 2-C, as set forth on Parcel Map No. 1 for P-K Construction, Inc., filed for record in the office of the County Recorder of Douglas County, State of Nevada, on February 29, 1988, in Book 288, Page 3966, as Document No. 173297 and further Certificate of Amendment recorded November 14, 1989, in Book 1189, Page 1714.

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: April 20, 2022

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

The Don and Dolores Gaskins 1993 Trust

By: Denise Jeanett McClennan Taber
Denise Jeanett McClennan Taber, Successor Trustee

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2022
By: Denise Jeanett McClennan Taber

Signature: _____
Notary Public

SEE ATTACHED NOTARY
4/21/2022

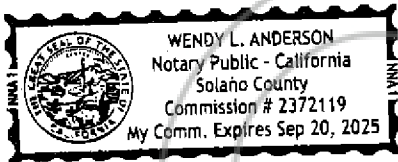
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Solano }
On 4/21/2022 before me, Wendy Anderson - Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Deise Leal Maclean TABER
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Wendy Anderson
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: GRANT, BARGAIN, SALE DEED
Document Date: 4/20/2022 Number of Pages: 3
Signer(s) Other Than Named Above: Same as above

Capacity(ies) Claimed by Signer(s)

Signer's Name: Deise Leal Maclean TABER Signer's Name: _____
 Corporate Officer - Title(s): _____ Corporate Officer - Title(s): _____
 Partner - Limited General Partner - Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian of Conservator Trustee Guardian of Conservator
 Other: Self Other: _____
Signer is Representing: _____ Signer is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-24-401-016
 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 \$ 600,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 600,000.00
 d. Real Property Transfer Tax Due \$ 2,340.00

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 _____ Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Denise Jeanett McClennan Taber,
 Successor Trustee of The Don and
 Dolores Gaskins 1993 Trust, dated
 December 14, 1993
 Address: 443 Kirby Court
 City: Vacaville
 State: CA Zip: 95687

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Thaleia Georgiades and Thomas
 Shinn
 Address: 120 Quinn Way
 City: Wellington
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1652315 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410