

DOUGLAS COUNTY, NV **2022-984067**  
RPTT:\$7800.00 Rec:\$40.00  
\$7,840.00 Pgs=2 **04/22/2022 02:34 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1318-26-513-002
<b>R.P.T.T.</b>	\$7,800.00
<b>File No.:</b>	1621726 WLD
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Guy Raz and Trisha Raz	
7127 E Rancho Vista Drive, Unit 4010	
Scottsdale, AZ 85251	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Mary Hagins, Trustee of The Hagins Family Trust** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Trisha Raz and Guy Raz, wife and husband as community property with right of survivorship** all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 3, and an undivided 1/8th interest in and to Lot 9 as shown on the map of KINGSBURY GLEN SUBDIVISION, filed in the office of the recorder of Douglas County, Nevada on November 21, 1977, Book 1177, Page 1345, as Document no. 15253, Official Records.

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 12, 2022

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

The Hagins Family Trust

By: Mary Hagins, Trustee  
Mary Hagins, Trustee

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 13 day of April, 2022  
By: Mary Hagins

Signature: [Signature]  
Notary Public

 WENDY DUNBAR  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 02-79065-5 - Expires Dec. 16, 2022

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-26-513-002  
 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                      \$ 2,000,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 2,000,000.00  
 d. Real Property Transfer Tax Due                              \$ 7,800.00

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 [Handwritten Signature] Capacity Escrow agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Mary Hagins, Trustee of The Hagins Family Trust  
 Address: 404 Lighthouse Avenue  
 City: Pacific Grove  
 State: CA Zip: 93950

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Guy Raz and Trisha Raz  
 Address: 7127 E Rancho Vista Drive, Unit 4010  
 City: Scottsdale  
 State: AZ Zip: 85251

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1621726 WLD  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410