

A.P.N.: 1220-21-710-033
File No: 143-2648748 (et)
R.P.T.T.: \$1,872.00

When Recorded Mail To: Mail Tax Statements To:
Rizaldy O Mazo and Jocelyn R Mazo
1346 Leonard Road
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Shirley R. Powers, Trustee of the Powers 2011 Family Trust, dated June 22,2011

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

Rizaldy O Mazo and Jocelyn R Mazo, husband and wife, and Rozette Ann R Mazo, an unmarried woman. as joint tenants with right of survivorship

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

LOT 535, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, AS DOCUMENT NO. 72456.

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.

Shirley R. Powers, Trustee of the Powers 2011
Family Trust, dated June 22, 2011

Shirley R. Powers, Trustee
Shirley R. Powers, Trustee

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

This instrument was acknowledged before me on 04-19-2022 by
Shirley R. Powers, Trustee .

[Signature]
Notary Public
(My commission expires: July 18, 2024)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2648748.

JAMES ALLEN
Notary Public - State of Idaho
Commission Number 20181498
My Commission Expires Jul 18, 2024

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-21-710-033
- 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: \$480,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$480,000.00
- d) Real Property Transfer Tax Due \$1,872.00

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: _____

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: Powers 2011 Family Trust

Rizaldy O Mazo and

Address: 31409 Russian Olive Lane

Jocelyn R Mazo and

City: Parma

Print Name: Rozette Ann R Mazo

State: ID Zip: 83660

Address: 1346 Leonard Road

City: Parma

City: Gardnerville

State: ID Zip: 83660

State: NV Zip: 89460

Print Name: Company

State: NV Zip: 89423

Address: 1663 US Highway 395, Suite 101

File Number: 143-2648748 et/ et

City: Minden

State: NV Zip: 89423

City: Minden

State: NV Zip: 89423

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