

DOUGLAS COUNTY, NV **2022-984635**  
RPTT:\$1716.00 Rec:\$40.00  
\$1,756.00 Pgs=2 **05/06/2022 09:58 AM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

|                                |                      |
|--------------------------------|----------------------|
| <b>A.P.N. No.:</b>             | 1320-32-713-005      |
| <b>R.P.T.T.</b>                | \$1,716.00           |
| <b>File No.:</b>               | 1657792 SA           |
| <b>Recording Requested By:</b> |                      |
| <b>Stewart Title Company</b>   |                      |
| <b>Mail Tax Statements To:</b> | <i>Same as below</i> |
| <b>When Recorded Mail To:</b>  |                      |
| Vicki R. Bates                 |                      |
| P.O Box 681                    |                      |
| Minden, NV 89423               |                      |

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Christina M. Reynolds, Trustee of The Christina M. Reynolds Revocable Trust dated October 10, 2019** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Vicki R. Bates an unmarried woman**, 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:

Unit 5 in Block A, as set forth on the map of Cottonwood Village Subdivision, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 15, 1985, in Book 1185, page 1398, as Document No. 126806, and Amended Plat of Cottonwood Village Subdivision, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 2, 1994, in Book 594, Page 0005, as document No. 336504.

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 26, 2022

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



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-32-713-005  
 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                      \$ 440,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 440,000.00  
 d. Real Property Transfer Tax Due                                \$ 1,716.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %  
 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 *Christina Reynolds* Capacity Grantor Escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Christina M. Reynolds, Trustee of The Christina M. Reynolds Revocable Trust dated October 10, 2019  
 Address: 10 Water Street  
 City: Housatonic  
 State: MA Zip: 01236

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Vicki R. Bates  
 Address: P.O Box 681  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1657792 SA  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410