

DOUGLAS COUNTY, NV

2022-984720

RPTT:\$955.50 Rec:\$40.00

\$995.50 Pgs=8

05/06/2022 02:34 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN: 1022-05-000-002
R.P.T.T.: \$955.50
Escrow No.: 22027878-KH
When Recorded Return To:
Todd Mashburn
445 Bliss Avenue
Clovis, CA 93611

Mail Tax Statements to:
Todd Mashburn
445 Bliss Avenue
Clovis, CA 93611

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

This document is being executed in counterpart

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jill Greene, a married woman as her sole and separate property as to an undivided one-third (1/3rd) interest, and Robin Baird Seaton, Trustee of The Robin Baird Seaton Revocable Trust (u/d/t: March 13, 2006) as to an undivided one-third (1/3rd) interest and Sandra Marie Renfro, an unmarried woman as to an undivided one-third (1/3rd) interest, all as tenants in common

do(es) hereby Grant, Bargain, Sell and Convey to

Todd Mashburn, a married man as his sole and separate property.

all that real property situated In the City of Wellington, County of Douglas , State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 22027878-KH

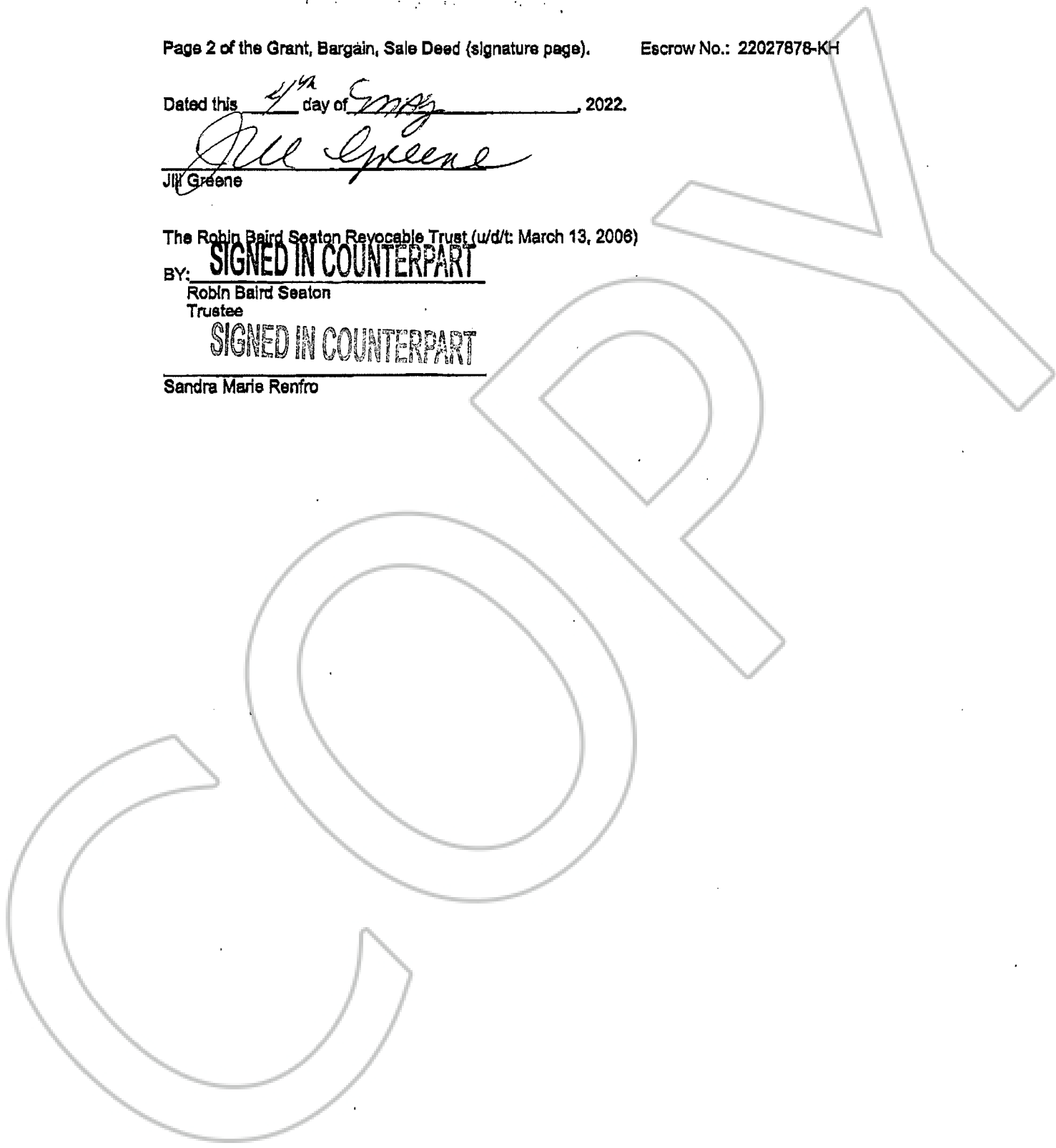
Dated this 4th day of May, 2022.

Jill Greene
Jill Greene

The Robin Baird Seaton Revocable Trust (w/d/t: March 13, 2006)

BY: **SIGNED IN COUNTERPART**
Robin Baird Seaton
Trustee

SIGNED IN COUNTERPART
Sandra Marie Renfro



STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on this ____ day of _____, 2022,
by Robin Baird Seaton.

Notary Public

STATE OF Virginia
COUNTY OF Spotsylvania

This instrument was acknowledged before me on this 4 day of May, 2022,
by Jill Greene.

Carol Bernadette Wright
Notary Public

CAROL BERNADETTE WRIGHT
NOTARY PUBLIC
REGISTRATION # 7865116
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
APRIL 30, 2023

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 2022,
by Sandra Marie Renfro.

Notary Public

Dated this _____ day of _____, 2022.

SIGNED IN COUNTERPART

Jill Greene

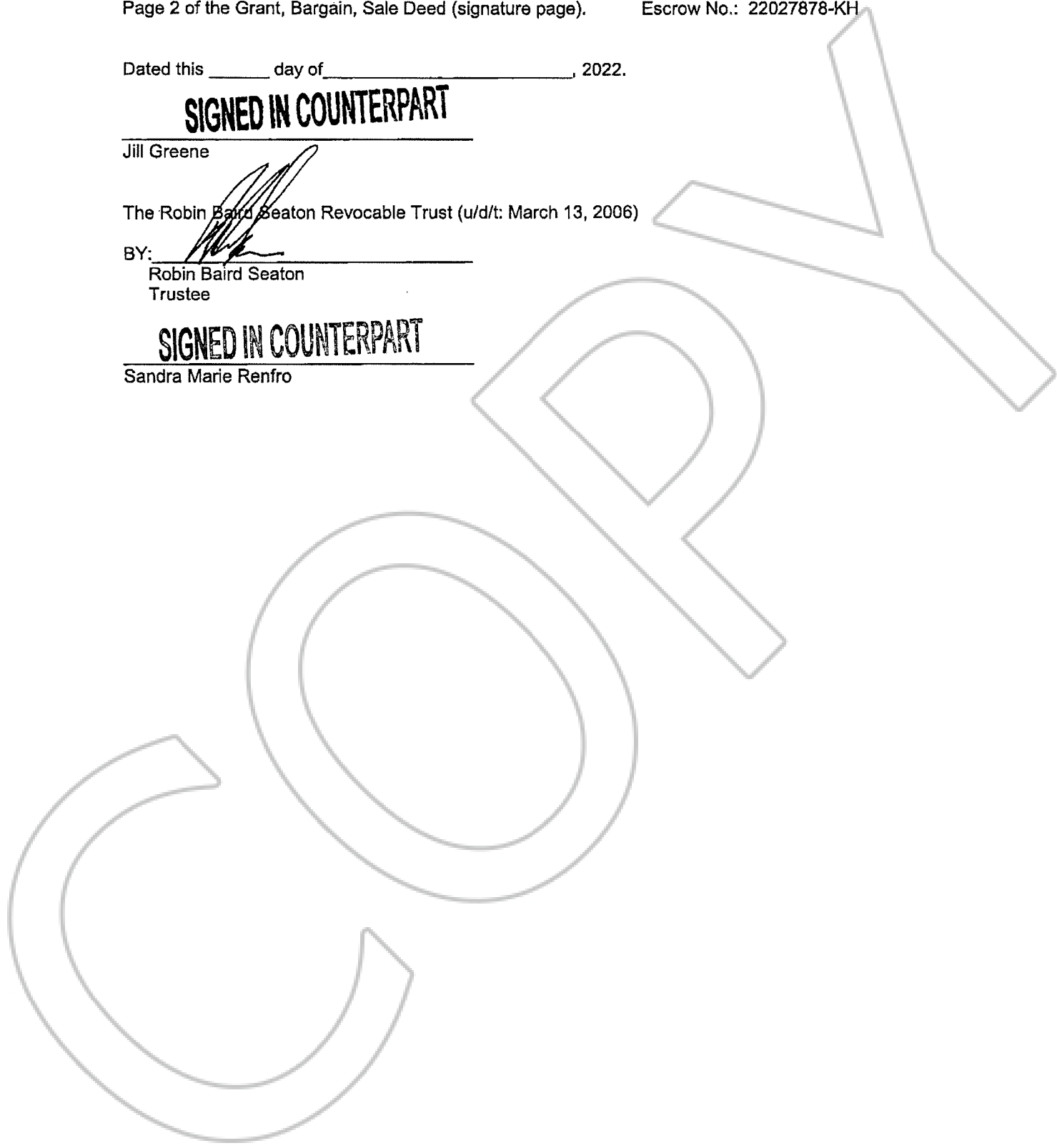
The Robin Baird Seaton Revocable Trust (u/d/t: March 13, 2006)

BY: _____

Robin Baird Seaton
Trustee

SIGNED IN COUNTERPART

Sandra Marie Renfro



STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on this 3rd day of May, 2022,
by Robin Baird Seaton.

[Signature]
Notary Public



STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 2022,
by Jill Greene.

Notary Public

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 2022,
by Sandra Marie Renfro.

Notary Public

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 22027878-KH

Dated this 4 day of MAY, 2022.


SIGNED IN COUNTERPART

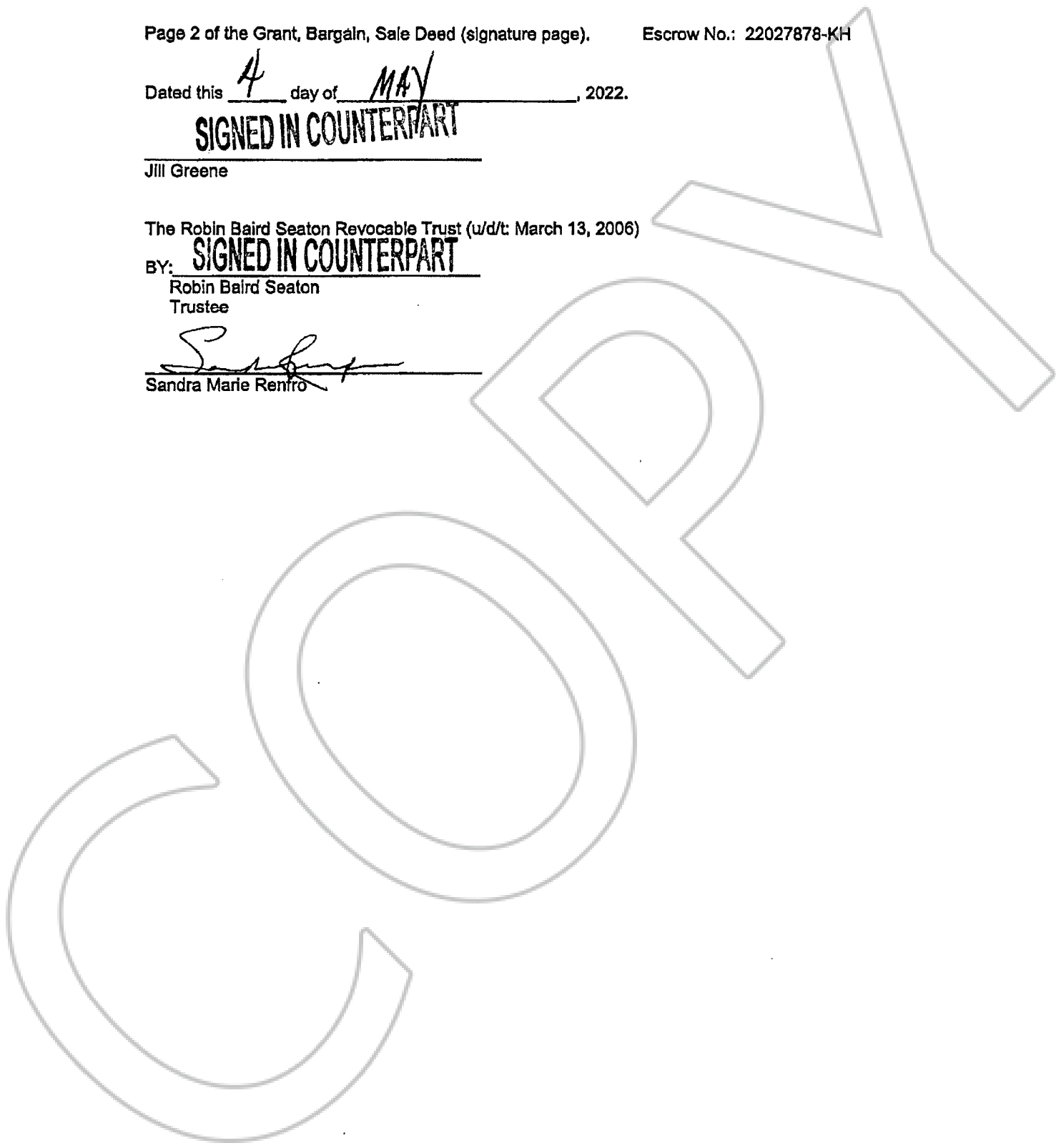
Jill Greene

The Robin Baird Seaton Revocable Trust (u/d/t: March 13, 2006)

BY: **SIGNED IN COUNTERPART**

Robin Baird Seaton
Trustee


Sandra Marie Renfro



STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on this ____ day of _____, 2022,
by Robin Baird Seaton.

Notary Public

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 2022,
by Jill Greene.

Notary Public

STATE OF TEXAS ^{AK}

COUNTY OF ~~WILLIAMSON~~ TRAVIS

This instrument was acknowledged before me on this 4 day of MAY, 2022,
by Sandra Marie Renfro.

[Signature]
Notary Public

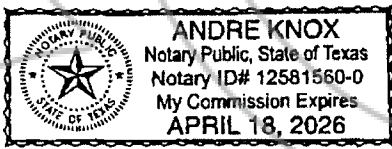
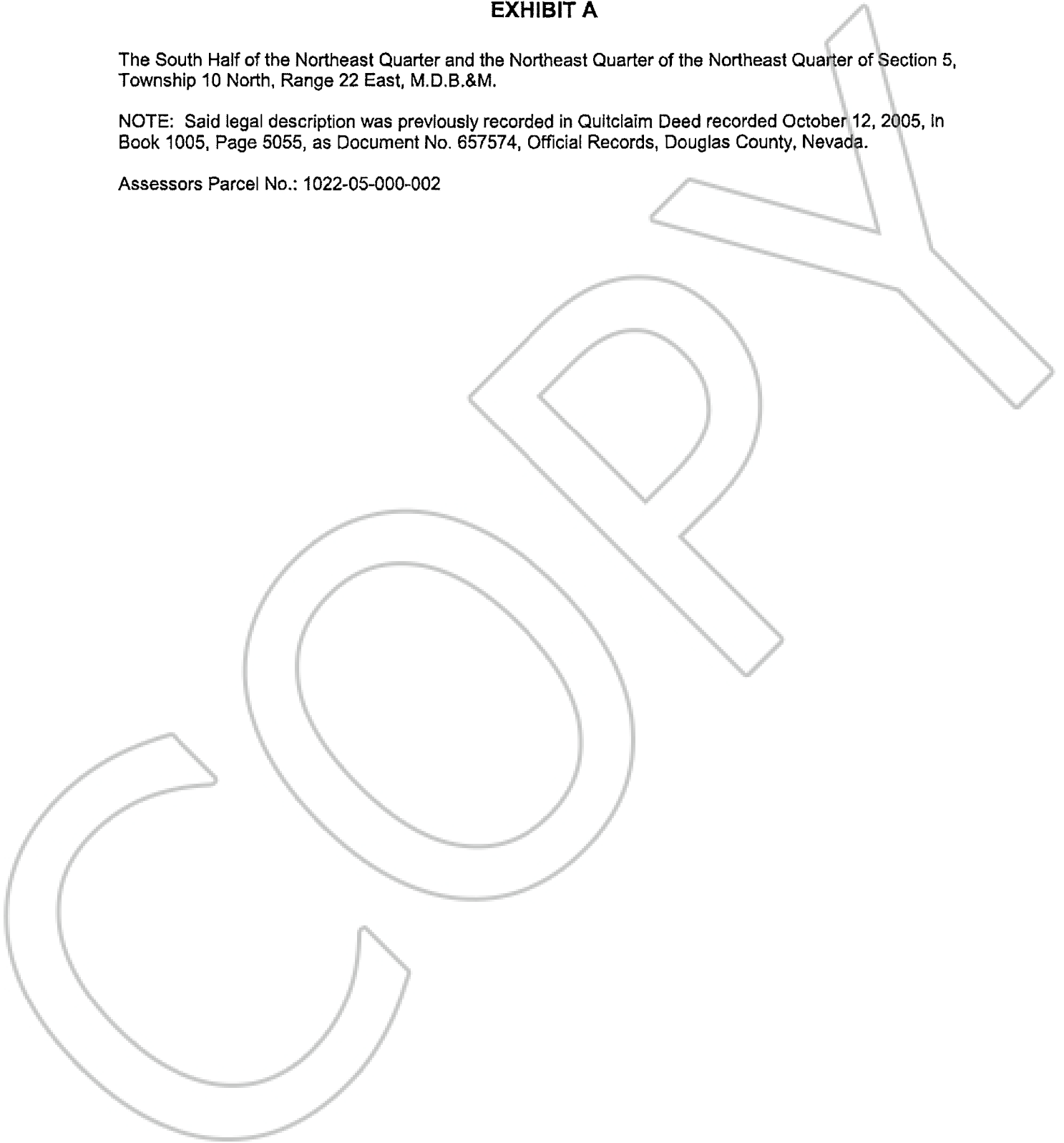


EXHIBIT A

The South Half of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter of Section 5,
Township 10 North, Range 22 East, M.D.B.&M.

NOTE: Said legal description was previously recorded in Quitclaim Deed recorded October 12, 2005, in
Book 1005, Page 5055, as Document No. 657574, Official Records, Douglas County, Nevada.

Assessors Parcel No.: 1022-05-000-002



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-05-000-002
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$245,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$245,000.00
 d. Real Property Transfer Tax Due: \$955.50

4. IF EXEMPTION CLAIMED:
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%
 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 the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 20% 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] Capacity: _____ Grantor _____
 Signature _____ Capacity: _____ Grantee _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Jul Greene, Robin Baird Seaton and Sandra Marie Lentro
 Address: 208 Lookout Point
 City: Hot Springs
 State: AR Zip: 71913

(REQUIRED)
 Print Name: Todd Mashburn
 Address: 445 Bliss Avenue
 City: Clovis
 State: California Zip: 93611

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22027878-KH
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED