

DOUGLAS COUNTY, NV

2022-985556

RPTT:\$5538.00 Rec:\$40.00

\$5,578.00 Pgs=2

05/25/2022 02:04 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN: 1319-19-310-008
R.P.T.T.: \$5,538.00
Escrow No.: 22027312-DR
When Recorded Return To:
The S&J Trust dated April 22, 2017
238 Pacific Avenue
Solana Beach, CA 92075

Mail Tax Statements to:
The S&J Trust dated April 22, 2017
238 Pacific Avenue
Solana Beach, CA 92075

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

John Valverde and Kimberly Valverde, Trustees of The John and Kimberly Valverde Living Trust dated February 27, 2014

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

Franklin Lusby and Jeanee Lusby, Trustees of The S&J Trust dated April 22, 2017

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

Lot 9, in Block 1 of Official Map of Kingsbury Estates, Phase 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on September 26th, 1960, as Document No. 16645.

Assessors Parcel No.: 1319-19-310-008

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

Dated this 23 day of May, 2022.

The John and Kimberly Valverde Living Trust dated February 27, 2014

BY: [Signature]
John Valverde
Trustee


BY: [Signature]
Kimberly Valverde
Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 23 day of May, 2022, by John Valverde, as Trustee and Kimberly Valverde, as Trustee of The John and Kimberly Valverde Living Trust dated February 27, 2014.

[Signature]
Notary Public

 **DENA REED**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80676-5 - Expires March 14, 2023

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-19-310-008
 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: \$1,420,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,420,000.00
 d. Real Property Transfer Tax Due: \$5,538.00

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

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: *Kimberly Valverde* Capacity: _____ Grantor
 Signature _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

John Valverde and Kimberly Valverde,
 Trustees of The John and Kimberly
 Valverde Living Trust dated February 27,
 Print Name: 2014
 Address: 975 Old Nevada Way
 City: Gardnerville
 State: NV Zip: 89460

Franklin Lusby and Jeanee Lusby,
 Trustees of The S&J Trust dated April
 Print Name: 22, 2017
 Address: 238 Pacific Avenue
 City: Solana Beach
 State: California Zip: 92075

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22027312-DR
 Address: 896 W Nye Ln, Ste 104
 City Carson City State: NV Zip: 89703