

A.P.N. No.:	1220-09-810-033
R.P.T.T.	\$ 0.00
File No.:	1649385 AMG
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Stephen Manzano Martinez and Kimberly Joan Beatty Martinez, Trustees of the Martinez Family Trust Agreement dated March 31, 2022	
1386 Marlette Circle	
Gardnerville, NV 89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Stephen Martinez and Kimberly J. Beatty-Martinez, husband and wife, as joint tenants

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Stephen Manzano Martinez and Kimberly Joan Beatty Martinez, Trustees of the Martinez Family Trust Agreement dated March 31, 2022,

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

Lot 370, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 31, Page 686, as Document No. 28309, and amended Title Sheet recorded on June 4, 1965, in Book 31, Page 797 as Document No. 28377.

APN: 1220-09-810-033

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. [Enter Data]

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: May 5th, 2022

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

Stephen Martinez
Stephen Martinez

Kimberly J. Beatty-Martinez
Kimberly J. Beatty-Martinez

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 5th day of May, 2022
By: Stephen Martinez and Kimberly J. Beatty-Martinez

Signature: [Signature]
Notary Public

My Commission Expires: 7/6/25



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-09-810-033
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: ok ke OK ke
 Notes: _____

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Deeding into trust with consideration

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 _____ Capacity _____ Agent _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Stephen Martinez and Kimberly J. Beatty-Martinez
 Address: 1386 Marlette Circle
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Stephen Manzano Martienz and Kimberly Joan Beatty-Martinez, trustees of the Martinez Family Trust Agreement dated March 31, 2022
 Address: 1386 Marlette Circle
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1649385 AMG
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701