

DOUGLAS COUNTY, NV **2022-986409**
RPTT:\$3237.00 Rec:\$40.00
\$3,277.00 Pgs=2 **06/17/2022 09:35 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-33-211-001
R.P.T.T.	\$3,237.00
File No.:	1691923 KDJ
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Erik L. Schoedl and Laurie A. Schoedl	
2744 Wildhorse Lane	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Deborah Mary Thomas, Successor Trustee of the Robert Charles Thomas and Jeanie Rose Thomas Joint Living Trust, dated February 13, 2011** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Erik L. Schoedl and Laurie A. Schoedl, husband and wife as joint tenants**, 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:

Lot 112 in Block E as shown on the Final Map of WILDHORSE UNIT 3, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 2, 1990 in Book 790, as Page 26, as Document No. 229406, Official Records.

***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.

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: 06/15/2022

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

Robert Charles Thomas and Jeanie Rose Thomas
Joint Living Trust dated February 13, 2011

By: [Signature]
Deborah Mary Thomas, Successor Trustee

State of Nevada)
County of Carson City) ss

This instrument was acknowledged before me on the 15th day of June, 2022
By: Deborah Mary Thomas as Successor Trustee of the Robert Charles Thomas and Jeanie Rose Thomas Joint Living Trust, dated February 13, 2011.

Signature: Cindy Banning
Notary Public

My Commission Expires: 10-18-2023



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-33-211-001
 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 \$ 830,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 830,000.00
 d. Real Property Transfer Tax Due \$ 3,237.00

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

5. Partial Interest: Percentage being transferred: _____ %
 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 [Handwritten Signature] Capacity _____ Agent _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Robert Charles Thomas and Jeanie
 Rose Thomas Joint Living Trust, dated
 February 13, 2011
 Address: PO Box 613
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Erik L. Schoedl and Laurie A.
 Schoedl
 Address: 2744 Wildhorse Lane
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1691923 KDJ
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED