

DOUGLAS COUNTY, NV
RPTT:\$1443.00 Rec:\$40.00
\$1,483.00 Pgs=2
2022-986718
06/27/2022 03:03 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1022-16-001-091
R.P.T.T.	\$1,443.00
File No.:	1711657 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Michael A. Delgado and Diane K. Delgado	
1471 Walker View Road	
Wellington, NV 89444	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Michelle M. McCulloch, as trustee of the Michelle M. McCulloch Revocable Trust dated 7/27/2007** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Michael A. Delgado and Diane K. Delgado, husband and wife as joint tenants with right of survivorship**, 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 2, in Block G, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

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: June 17, 2022

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

Michelle M. McCulloch Revocable Trust dated
7/27/2007

By: Michelle M. McCulloch
Michelle M. McCulloch, Trustee

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 17 day of June, 2022
By: Michelle M. McCulloch as Trustee of Michelle M. McCulloch, as trustee of the Michelle M. McCulloch
Revocable Trust dated 7/27/2007

Signature: Cynthia Haggard
Notary Public

My Commission Expires: 3/12/2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-16-001-091
 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'/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 \$ 370,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 370,000.00
 d. Real Property Transfer Tax Due \$ 1,443.00

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 SA Capacity _____ Grantor ESCROW
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Michelle M. McCulloch, as trustee of
the Michelle M. McCulloch Revocable
Trust dated 7/27/2007
 Address: P.O. Box 2153
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Michael A. Delgado and Diane K.
Delgado
 Address: 1471 Walker View Road
 City: Wellington
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1711657 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410