

APN: 1022-16-001-047
R.P.T.T.: \$1,480.05
Escrow No.: 22027684-CD
When Recorded Return To:
Larry M. Armstrong
3680 Granite Way
Wellington, NV 89444

Mail Tax Statements to:
Larry M. Armstrong
3680 Granite Way
Wellington, NV 89444

DOUGLAS COUNTY, NV
RPTT:\$1480.05 Rec:\$40.00
\$1,520.05 Pgs=2
2022-987189
07/12/2022 01:01 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Virginia Ruth Sagan, Trustee of The Richard Jerome Sagan and Virginia Ruth Sagan Family Revocable Trust, u.f.d. July 22, 2011

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

Larry M. Armstrong, an unmarried man

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

Lot 16, in Block L of Topaz Ranch Estates, Phase 4, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on November 16th, 1970, as Document No. 50212.

Assessors Parcel No.: 1022-16-001-047

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

Dated this 11th day of July, 2022.

The Richard Jerome Sagan and Virginia Ruth Sagan Family Revocable Trust, u.t.d. July 22, 2011

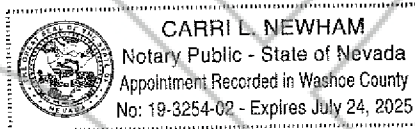
BY: Virginia Ruth Sagan
Virginia Ruth Sagan
Successor Trustee

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 11th day of July, 2022 by Virginia Ruth Sagan, as Successor Trustee of The Richard Jerome Sagan and Virginia Ruth Sagan Family Revocable Trust, u.t.d. July 22, 2011.

Carri L. Newham
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-16-001-047
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other: _____ | |

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

- | | |
|---|---------------------|
| 3. a. Total Value/Sale Price of Property: | <u>\$379,400.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$379,400.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$1,480.05</u> |

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: _____ Capacity: Agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Virginia Ruth Sagan, Trustee of The
 Richard Jerome Sagan and Virginia
 Ruth Sagan Family Revocable Trust,
 Print Name: u.t.d. July 22, 2011
 Address: 1639 Picante Dr
 City: Bishop
 State: NV Zip: 93514

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Larry M. Armstrong
 Print Name: Larry M. Armstrong
 Address: 3680 Granite Way
 City: Wellington
 State: Nevada Zip: 89444

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22027684-CD
 Address: 3700 Lakeside Dr, Ste 110
 City: Reno State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED