

A.P.N.: 1220-16-110-013  
File No: 143-2654527 (et)  
R.P.T.T.: \$3,065.40

When Recorded Mail To: Mail Tax Statements To:  
Randolph H. Elwell, Barbara L. Durand and Janet Duquette  
11543 Horley Ave  
Downey , CA 90241

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Janice Ann Singyke, Trustee of the J.A. Singyke Trust dated 1/20/2020

do(es) hereby *GRANT, BARGAIN and SELL* to

Randolph H. Elwell, an unmarried man and Barbara L. Durand, an unmarried woman,  
and Janet Duquette, a widow, all as tenants in common

the real property situate in the County of Douglas, State of Nevada, described as follows:

**LOT 7, BLOCK A OF THE FINAL MAP OF PLEASANTVIEW PHASE I, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON APRIL 6, 1990, IN BOOK 490, PAGE 916, AS DOCUMENT NO. 223488.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

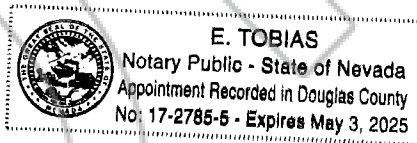
Janice Ann Singyke, Trustee of the J.A. Singyke  
Trust Dated 1/20/2020

*Janice Ann Singyke, Trustee*  
Janice Ann Singyke, Trustee

STATE OF **NEVADA** )  
 : ss.  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on 7-8-2022 by  
**Janice Ann Singyke, Trustee.**

*E. Tobias*  
\_\_\_\_\_  
Notary Public  
(My commission expires: 5/3/25 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2654527.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-16-110-013  
 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  
 i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$786,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$786,000.00  
 d) Real Property Transfer Tax Due \$3,065.40

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]  
 Signature: \_\_\_\_\_

Capacity: [Signature]  
 Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Janice Ann Singyke, Trustee of  
 the J.A. Singyke Trust Dated  
 Print Name: 1/20/2020  
 Address: 1435 Topaz Lane  
 City: Gardnerville  
 State: NV      Zip: 89460

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Randolph H. Elwell and  
 Barbara L. Durand and  
 Janet Duquette  
 Print Name: Janet Duquette  
 Address: 11543 Horley Ave  
 City: Downey  
 State: CA      Zip: 90241

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

First American Title Insurance  
 Print Name: Company  
 Address 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2654527 et/ et  
 State: NV      Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)