

DOUGLAS COUNTY, NV **2022-988706**
RPTT:\$2340.00 Rec:\$40.00
\$2,380.00 Pgs=2 **08/23/2022 11:01 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-33-213-008
R.P.T.T.	\$2,340.00
File No.:	1737765 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Richard A. Partee and Barbara J. Partee	
1274 Bridle Way	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Clara M. Pickel, Successor Trustee of the 1991 James R. and Clara M. Pickel Living Trust** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Richard A. Partee and Barbara J. Partee, 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 19, in Block C, as shown on the Final Map of WILDHORSE SUBDIVISION, UNIT NO. 1, a Planned Unit Development, filed for record in office of the County Recorder of Douglas County, State of Nevada, on August 3, 1989, in Book 889, Page 450, as Document No. 207982, Official Records.

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: 8/11/2022

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

1991 James R. and Clara M. Pickel Living Trust

By: Clara M. Pickel Date: 8-11-22
Clara M. Pickel, Successor Trustee

State of California)
County of Los Angeles) ss

This instrument was acknowledged before me on the 11th day of Aug, 2022
By: Clara M. Pickel as Successor Trustee of Clara M. Pickel, Successor Trustee of the 1991 James R. and Clara M. Pickel Living Trust

Signature: Romita Sharma
Notary Public

My Commission Expires: 4-18-2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-33-213-008
 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 \$ 600,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 600,000.00
 d. Real Property Transfer Tax Due \$ 2,340.00

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 SJA Capacity _____ Grantor Escrow
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Clara M. Pickel, Successor Trustee of
 the 1991 James R. and Clara M. Pickel
 Living Trust
 Address: 20542 Galloway Drive
 City: Santa Clarita
 State: CA Zip: 91350

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Richard A. Partee and Barbara J.
 Partee
 Address: 1274 Bridle Way
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1737765 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410