

DOUGLAS COUNTY, NV  
RPTT:\$1813.50 Rec:\$40.00  
\$1,853.50 Pgs=3  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**2022-990433**

**09/30/2022 10:39 AM**

WHEN RECORDED MAIL TO:  
Ray Van Winkle Sr.  
Michele Van Winkle  
P.O. Box 267  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2202970-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: I320-32-813-012  
R.P.T.T. \$1,813.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Gregory V. Holst, Successor Trustee of the D. Gerald Bing Trust dated 1/17/00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Ray Van Winkle Sr, and Michele Van Winkle husband and wife as joint tenants

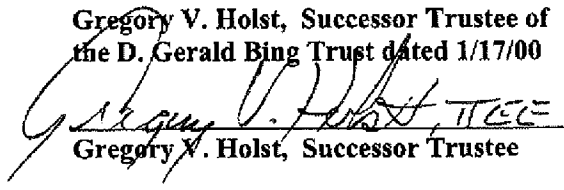
all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

Gregory V. Holst, Successor Trustee of  
the D. Gerald Bing Trust dated 1/17/00

  
Gregory V. Holst, Successor Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 9/22/2022  
by Gregory V. Holst, Successor Trustee of the D. Gerald Bing Trust dated 1/17/00

\_\_\_\_\_  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02202970.



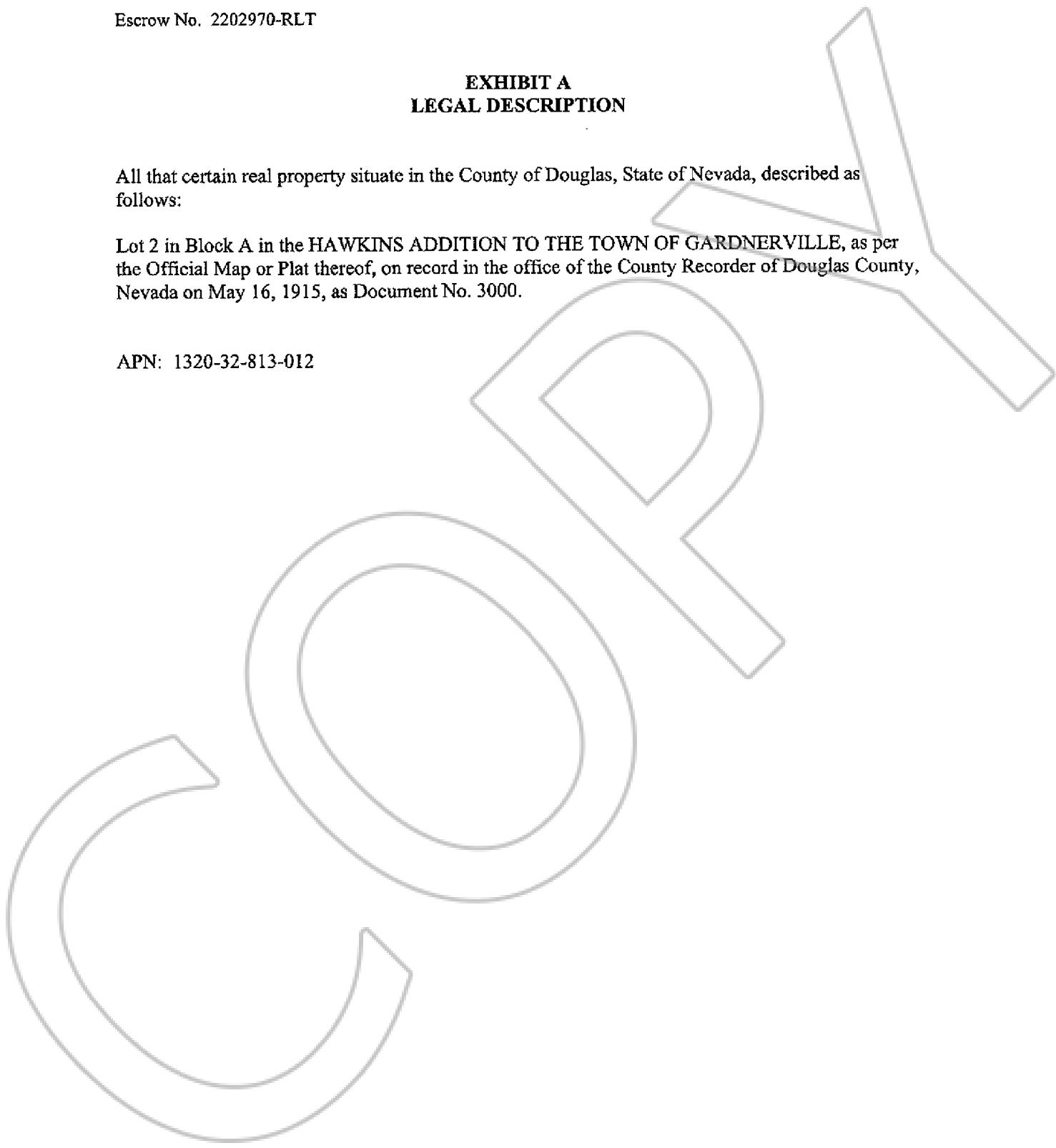
Escrow No. 2202970-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 2 in Block A in the HAWKINS ADDITION TO THE TOWN OF GARDNERVILLE, as per the Official Map or Plat thereof, on record in the office of the County Recorder of Douglas County, Nevada on May 16, 1915, as Document No. 3000.

APN: 1320-32-813-012



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-32-813-012  
 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 ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 465,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 465,000.00  
 d. Real Property Transfer Tax Due: \$ 1,813.50

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: \_\_\_\_\_ Capacity: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Gregory V. Holst, Successor Trustee  
 of the D. Gerald Bing Trust dated 1/17/00  
 Address: PO BOX 489  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Ray Van Winkle Sr. & Michele Van  
 Winkle  
 Address: P.O. Box 267  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02202970-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED