

DOUGLAS COUNTY, NV **2022-990751**
RPTT:\$2769.00 Rec:\$40.00
\$2,809.00 Pgs=2 10/12/2022 01:00 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-28-215-004
R.P.T.T.	\$2,769.00
File No.:	1815644 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To: <i>Same as below</i>	
When Recorded Mail To:	
Gary T. Clinton and Diana E. Clinton	
12950 Arlington Lane	
Chino, CA 91710	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Christine A. Rice, Trustee of the Christine A. Rice Charitable Remainder Unitrust, dated August 25, 2022** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Gary T. Clinton and Diana E. Clinton, husband and wife as joint tenants**, 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 274 in Block A as shown on the Final Map #PD99-02-07 of SARATOGA SPRINGS ESTATES UNIT 7, a Planned Development, filed August 19, 2003 in Book 803, Page 10079, as Document No. 587125, Official Records of Douglas County, Nevada.

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: 10-3-2022

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

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-28-215-004
 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 \$ 710,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 710,000.00
 d. Real Property Transfer Tax Due \$ 2,769.00

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: Christine A. Rice, Trustee of the
Christine A. Rice Charitable Remainder
Unitrust, dated August 25, 2022
 Address: P.O. Box 869
 City: Athens
 State: OH Zip: 45701

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Gary T. Clinton and Diana E.
Clinton
 Address: 12950 Arlington Lane
 City: Chino
 State: CA Zip: 91710

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1815644 SA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410