

DOUGLAS COUNTY, NV **2022-990770**  
RPTT:\$2827.50 Rec:\$40.00  
\$2,867.50 Pgs=2 10/13/2022 08:39 AM  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1320-26-002-063
<b>R.P.T.T.</b>	\$2,827.50
<b>File No.:</b>	1722037 sa
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	Same as below
<b>When Recorded Mail To:</b>	
James R. Burkett	
P.O. Box 2863	
Stateline, NV 89449	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Sandra D. Garren, Sole Trustee of the Garren Family Revocable Living Trust dated August 2, 1996** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **James R. Burkett, an unmarried man** , 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:

Parcel 1 as set forth on Parcel Map LDA 18-006 for Garren Family Revocable Living Trust, filed for record in the office of the County Recorder of Douglas County, State of Nevada on September 28, 2018 as Document No. 2018-920257, 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: September 26, 2022

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

Garren Family Revocable Living Trust dated August  
2, 1996

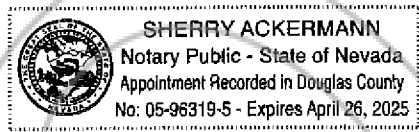
By: Sandra D. Garren Date: 9/26/22  
Sandra D. Garren, Sole Trustee

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 26 day of September, 2022  
By: Sandra D. Garren

Signature: [Signature]  
Notary Public

My Commission Expires: 4-26-2025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-26-002-063  
 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                      \$ 725,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 725,000.00  
 d. Real Property Transfer Tax Due                                    \$ 2,827.50

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 *Sandra D. Garren*                      Capacity Grantor Escrow  
 Signature \_\_\_\_\_                                      Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Sandra D. Garren, Sole Trustee of the Garren Family Revocable Living Trust dated August 2, 1996  
 Address: 1694 Coyote Rd  
 City: Gardnerville  
 State: NV                                      Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: James R. Burkett  
 Address: P.O. Box 2863  
 City: Stateline  
 State: NV                                      Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 1722037 sa  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville                                      State: NV                                      Zip: 89410