

A.P.N.: 1320-29-213-040
File No: 143-2658687 (et)
R.P.T.T.: \$2,164.50

When Recorded Mail To: Mail Tax Statements To:
The Clark Family Trust
PO Box 909
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Patricia R. Green, Trustee(s), or her successors in trust, under the Green Living Trust, dated July 02, 2003 and any amendments thereto to hold as community property

do(es) hereby GRANT, BARGAIN and SELL to

Dennis P. Clark and Nancy Jo Beasley Clark, Trustees, or their successors in trust, under The Clark Family Trust, dated September 28, 2005, and any amendments thereto

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

LOT 78, IN BLOCK A, AS SHOWN ON THE OFFICIAL PLAT OF WINHAVEN, UNIT NO. 2, PHASE A, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON SEPTEMBER 14, 1990 IN BOOK 990 OF OFFICIAL RECORDS, AT PAGE 1934, DOUGLAS COUNTY, STATE OF NEVADA, AS DOCUMENT NO. 234654.

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.

Patricia R. Green, Trustee(s), or her successors
in trust, under the Green Living Trust, dated
July 02, 2003 and any amendments thereto to
hold as community property

Patricia R. Green

Patricia R. Green, Trustee

James Brian Green

James Brian Green, Trustee

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

This instrument was acknowledged before me on November 7, 2022 by
Patricia R. Green and James Brian Green, as Trustees.

Marsy Linn Harrell
Notary Public
(My commission expires: 6-10-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2658687.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-29-213-040
- 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 _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$555,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$555,000.00
- d) Real Property Transfer Tax Due \$2,164.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Patricia R. Green

Capacity: Grantee

Signature: James B. Clark

Capacity: _____

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

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

Print Name: Patricia R. Green, Trustee(s), or
her successors in

Print Name: The Clark Family Trust

Address: 1433 W Tara

Address: PO Box 909

City: Gilbert

City: Gardberville

State: AZ Zip: 85233

State: NV Zip: 89410

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

Print Name: First American Title Insurance
Company

File Number: 143-2658687 et/ et

Address: 1663 US Highway 395, Suite 101

State: NV Zip: 89423

City: Minden

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