

DOUGLAS COUNTY, NV **2023-1000199**
RPTT:\$2086.50 Rec:\$40.00
\$2,126.50 Pgs=2 **09/05/2023 01:30 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1220-21-510-232
R.P.T.T.	\$2,086.50
File No.:	2102101 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Tim P. Guzman and Elizabeth Guzman	
4323 Apollo Drive	
Carson City, NV 89706	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **William E. Meadows, Successor Trustee of The Meadows Family Trust, dated May 15, 1990** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Tim P. Guzman and Elizabeth Guzman, 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 situated in the County of Douglas, State of Nevada, described as follows:

Lot 251, as shown on the Official Map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record on May 29, 1973, in the office of the County Recorder of Douglas County, Nevada as Document No. 66512, and on Record of Survey recorded October 1, 1982, in Book 1082, of Official Records at Page 006, as Document No. 71399.

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: August 18, 2023

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

The Meadows Family Trust

By: W. E. Meadows
William E. Meadows, Successor Trustee

State of New Hampshire
County of Rockingham) SS

This instrument was acknowledged before me on the 18 day of August, 2023
By: William E. Meadows.

Signature: [Handwritten Signature]
Notary Public

My Commission Expires: 3/9/2027



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-21-510-232
 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 Duplex

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

3. a. Total Value/Sales Price of Property \$ 535,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 535,000.00
 d. Real Property Transfer Tax Due \$ 2,086.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 MBowlen Capacity Escrow Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: William E. Meadows, Successor
Trustee of The Meadows Family Trust,
dated May 15, 1990
 Address: 93 Saratoga Way
 City: Portsmouth
 State: NH Zip: 03801

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Tim P. Guzman and Elizabeth
Guzman
 Address: 4323 Apollo Drive
 City: Carson City
 State: NV Zip: 89706

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2102101 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410