

DOUGLAS COUNTY, NV **2023-1000309**
RPTT:\$3315.00 Rec:\$40.00
\$3,355.00 Pgs=2 **09/08/2023 11:43 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1420-34-111-002
R.P.T.T.	\$3,315.00
File No.:	2116031 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
David Duncan, Carol Duncan, Co-Trustees of The Duncan Revocable Living Trust dated May 20, 2000, and any amendments thereto	
2765 Clapham Lane	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Andre J. Verhoeven and Vicki L. Verhoeven, husband and wife, as joint tenants with right of survivorship** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **David Duncan and Carol Duncan, Co-Trustees of The Duncan Revocable Living Trust dated May 20, 2000 and any amendments thereto**, 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 2, Block B, as set forth on the Map of MOUNTAIN VIEW ESTATES UNIT NO. 5, filed for record in the office of the recorder of Douglas County, Nevada on April 13, 1990 in Book 490, Page 1895, as Document No. 223928, 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 5, 2023

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

Andre J. Verhoeven
Andre J. Verhoeven

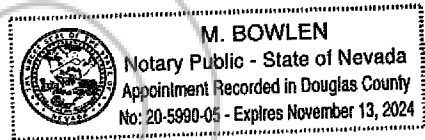
Vicki L. Verhoeven
Vicki L. Verhoeven

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 5th day of September, 2023
By: Andre J. Verhoeven and Vicki L. Verhoeven.

Signature: M. Bowlen
Notary Public

My Commission Expires: 11/13/24



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-34-111-002
 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 \$ 850,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 850,000.00
 d. Real Property Transfer Tax Due \$ 3,315.00

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

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

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Andre J. Verhoeven and Vicki L. Verhoeven
 Address: 3700 Little Oak Lane
 City: Weatherford
 State: TX Zip: 76087

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: David Duncan, Carol Duncan, Co-Trustees of The Duncan Revocable Living Trust dated May 20, 2000, and any amendments thereto
 Address: 2765 Clapham Lane
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2116031 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410