

DOUGLAS COUNTY, NV

**2023-1000405**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

**09/12/2023 11:41 AM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

E07

APN: 1220-17-411-005

R.P.T.T.: \$0.00

Escrow No.: 23037092-SA

When Recorded Return To:

Jaden Wass

1071 Oro Way

Gardnerville, NV 89460

Mail Tax Statements to:

Jaden Wass

1071 Oro Way

Gardnerville, NV 89460

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Jeffrey S. Wass and Terry Lynn Wass, Co-Trustees under the Wass Family 1997 Trust dated April 2, 1997**

do(es) hereby Grant, Bargain, Sell and Convey to

**Jaden Wass, an unmarried man and Mikayla Knight, an unmarried woman, as joint tenants with right of survivorship**

all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 6 day of September, 2023.

Wass Family 1997 Trust

BY: Jeffrey S. Wass  
Jeffrey S. Wass  
Co-Trustee

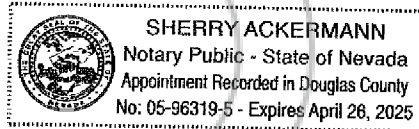
BY: Terry Lynn Wass  
Terry Lynn Wass  
Co-Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 6 day of September, 2023, by Jeffrey S. Wass, as Co-Trustee and Terry Lynn Wass, as Co-Trustee of Wass Family 1997 Trust.

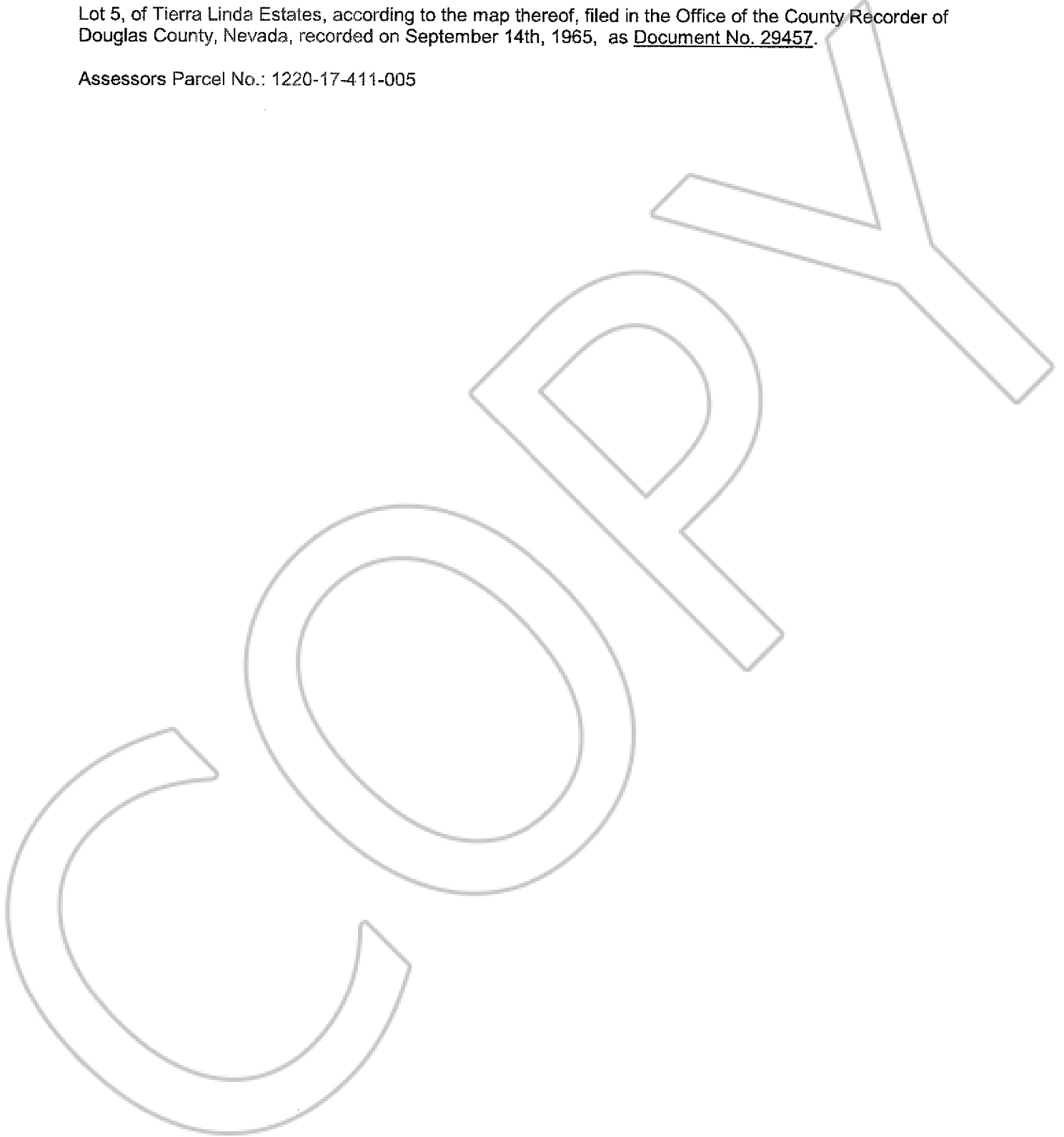
Sherry Ackermann  
Notary Public



**EXHIBIT "A"**

Lot 5, of Tierra Linda Estates, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on September 14th, 1965, as Document No. 29457.

Assessors Parcel No.: 1220-17-411-005



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-17-411-005  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a) <input type="checkbox"/> Vacant Land  | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex                       |
| e) <input type="checkbox"/> Apt. Bldg.   | f) <input type="checkbox"/> Comm'l/Ind'l                   |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home                    |
| <input type="checkbox"/> Other: _____    |  |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	<u>9/12/23 Trust Ok~A.B.</u>

3. a. Total Value/Sale Price of Property: \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00) \_\_\_\_\_  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due: \$0.00 \_\_\_\_\_

4. IF EXEMPTION CLAIMED:  
 a. Transfer Tax Exemption, per NRS 375.090, Section: 7  
 b. Explain Reason for Exemption: Transfer out of Trust without consideration

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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)

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

Print Name: Jeffrey S. Wass and Terry Lynn Wass,  
Trustees of Wass Family 1997 Trust  
 Address: 1767 Solitude Lane  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: Jaden Wass and Mikayla Knight  
 Address: 1071 Oro Way  
 City: Gardnerville  
 State: Nevada Zip: 89460

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23037092-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED