

DOUGLAS COUNTY, NV
RPTT:\$2962.05 Rec:\$40.00
\$3,002.05 Pgs=2

2023-1000552

09/18/2023 11:12 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1420-28-312-005

R.P.T.T.: \$2,962.05

Escrow No.: 23036924-SA

When Recorded Return To:

The Trust of Robert J. Stone dated August
27, 1998, and any amendments thereto
1391 Jackie Lane
Minden, NV 89423

Mail Tax Statements to:

The Trust of Robert J. Stone dated August
27, 1998, and any amendments thereto
1391 Jackie Lane
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Michael L. McGuire and Pamela J. McGuire, Trustees, or their successors in trust, under the McGuire Living Trust, dated September 07, 2005, and any amendments thereto

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

Robert J. Stone, Trustee of The Trust of Robert J. Stone dated August 27, 1998, and any amendments thereto

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

Lot 173, in Block C, of Final Map for Saratoga Springs Estates, Phase 6, Map #PD99-02-06, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on June 28th, 2002, as Document No. 546028.

Assessors Parcel No.: 1420-28-312-005

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

Dated this 1 day of September, 2023.

The McGuire Living Trust, dated September 07, 2005, and any amendments thereto

BY: Michael L. McGuire
Michael L. McGuire
Trustee

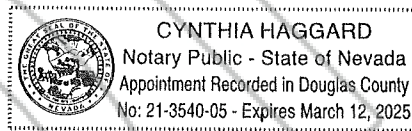
BY: Pamela J. McGuire
Pamela J. McGuire
Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 1 day of September, 2023 by Michael L. McGuire, as Trustee and Pamela J. McGuire, as Trustee of The McGuire Living Trust, dated September 07, 2005, and any amendments thereto.

Cynthia Haggard
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-28-312-005
 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:	_____

3. a. Total Value/Sale Price of Property: \$759,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$759,500.00
 d. Real Property Transfer Tax Due: \$2,962.05

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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)

Michael L. McGuire and Pamela J. McGuire, Trustees, or their successors in trust, under the McGuire Living Trust, dated September 07, 2005, and any
 Print Name: amendments thereto
 Address: 2870 Del Mar Drive
 City: Minden
 State: NV Zip: 89423

Robert J. Stone, Trustee of The Trust of Robert J. Stone dated August 27, 1998, and any amendments thereto
 Print Name: _____
 Address: 1391 Jackie Lane
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23036924-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410