

DOUGLAS COUNTY, NV **2023-1001028**
RPTT:\$1326.00 Rec:\$40.00
\$1,366.00 Pgs=3 09/29/2023 11:28 AM
SIGNATURE TITLE - MINDEN
SHAWNYNE GARREN, RECORDER

A.P.N.: 1320-32-612-009

RECORDING REQUESTED BY:
Signature Title Company LLC
1664 Highway 395 Suite 106
Minden, NV 89423

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Laurena Danielle Wires and Danny Robert Foerster
1511 Church Street
Gardnerville, NV 89410

Escrow No.: 710244-NF

RPTT \$1,326.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Michael E. Adams, Trustee of The Michael E. Adams Living Trust, dated November 18, 2020

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Laurena Danielle Wires, a single woman and Danny Robert Foerster, an unmarried man, as joint tenants

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Michael E. Adams, Trustee of The Michael E. Adams Living Trust, dated November 18, 2020

[Signature] TTEE
By: Michael E. Adams, Trustee

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 9/20/2023

by MICHAEL E. ADAMS

[Signature] (seal)
Notary Public



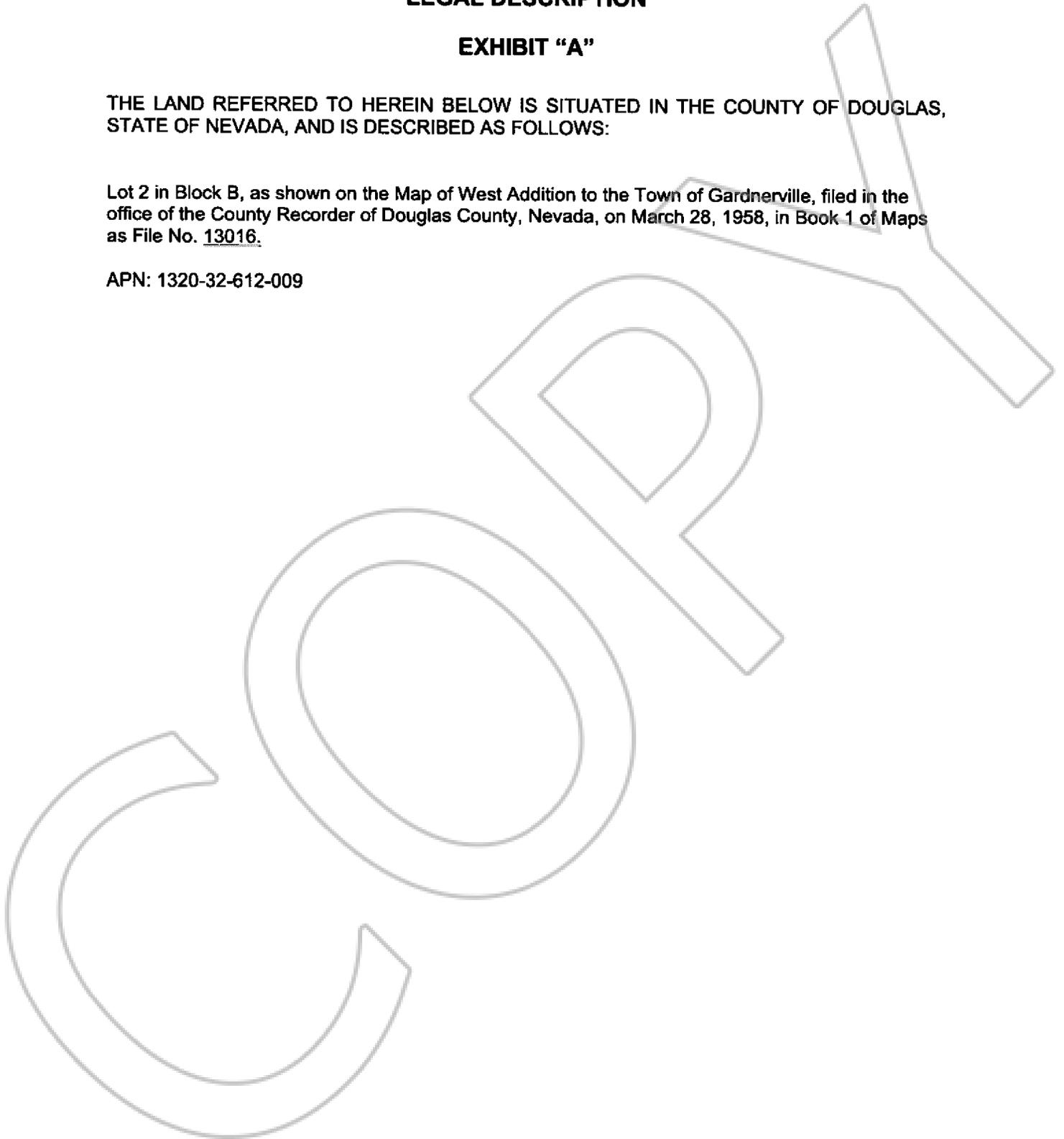
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 2 in Block B, as shown on the Map of West Addition to the Town of Gardnerville, filed in the
office of the County Recorder of Douglas County, Nevada, on March 28, 1958, in Book 1 of Maps
as File No. 13016.

APN: 1320-32-612-009



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1320-32-612-009 _____
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$339,900.00
 Transfer Tax Value \$339,900.00
 Real Property Transfer Tax Due: \$1,326.00

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 *M. E. Adams* Signature *Agent*
 Signature _____ Signature _____

**SELLER (GRANTOR) INFORMATION
(Required)**

Michael E. Adams, Trustee
 of The Michael E. Adams
 Living Trust, dated
 Print Name: November 18, 2020
 Address: 11988 7th Ave
Hesperia, CA 92345

**BUYER (GRANTEE) INFORMATION
(Required)**

Laurena Danielle Wires and Danny
 Robert Foerster
 Print Name _____
 Address: 1511 Church Street
Gardnerville, NV 89410

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

Print Name: Signature Title Company LLC Escrow #: 710244-NF
 Address: 1664 Highway 395 Suite 106, Minden, NV 89423