

DOUGLAS COUNTY, NV **2023-1001220**
RPTT:\$1638.00 Rec:\$40.00
\$1,678.00 Pgs=2 **10/06/2023 08:58 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1419-22-810-015
R.P.T.T.	\$1,638.00
File No.:	2134531 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Lynette Laverone, Trustee of The Thomas and Lynette Laverone 2006 Trust, dated April 13, 2006	
7515 Pezzi Road	
Stockton, CA 95215	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Alan Randall and Andrea Randall, 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 **Lynette Laverone, Trustee of The Thomas and Lynette Laverone 2006 Trust, dated April 13, 2006**, 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 39, as shown on the Final Subdivision Map Planned Unit Development PD 05-012 for CANYON CREEK ESTATES, recorded on March 15, 2007, in the office of the County Recorder, Douglas County, Nevada, in Book 0307, at Page 4530, as Document No. 697065, Official Records, and that certain Certificate of Amendment, recorded on March 27, 2007, in Book 0307, at Page 8650, as Document No. 697842 changing the name of the Subdivision Map to CANYON CREEK ESTATES PHASE 2.

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 22, 2023

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

Alan Randall
Alan Randall

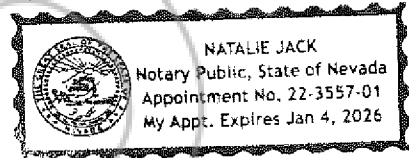
Andrea J. Randall
Andrea Randall

State of Nevada)
County of Clark) ss
~~Douglas~~

This instrument was acknowledged before me on the 22 day of September, 2023
By: Alan Randall and Andrea Randall

Signature: Natalie Jack
Notary Public

My Commission Expires: 01/04/2026



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-22-810-015
 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 \$ 420,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 420,000.00
 d. Real Property Transfer Tax Due \$ 1,638.00

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 MBowlen Capacity Escrow Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Alan Randall and Andrea Randall
 Address: 267 Glenridding Street
 City: Las Vegas
 State: NV Zip: 89183

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lynette Laverone, Trustee of The Thomas and Lynette Laverone 2006 Trust, dated April 13, 2006
 Address: 7515 Pezzi Road
 City: Stockton
 State: CA Zip: 95215

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

Print Name: Stewart Title Company Escrow # 2134531 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED