

APN: 1318-23-213-005  
R.P.T.T.: \$2,379.00  
Escrow No.: 23037759-DR  
When Recorded Return To:  
The Garvin 2016 Revocable Trust dated  
March 9, 2016  
7020 Da La Vina Drive  
El Dorado Hills, CA 95762

Mail Tax Statements to:  
The Garvin 2016 Revocable Trust dated  
March 9, 2016  
7020 Da La Vina Drive  
El Dorado Hills, CA 95762

DOUGLAS COUNTY, NV **2023-1001496**  
RPTT:\$2379.00 Rec:\$40.00  
\$2,419.00 Pgs=3 10/17/2023 11:20 AM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

\*\*\*This document is being executed in counterpart\*\*\*

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Crystal Kent, a married woman as her separate property and Kellee Baker, an unmarried woman as her separate property**

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

**Harold Buzz Garvin and Sandra L. Garvin, Trustees of The Garvin 2016 Revocable Trust dated March 9, 2016**

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

Lot 40-C, of Lake Village, Phase 2D, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on June 5th, 1972, as Document No. 59803.

Assessors Parcel No.: 1318-23-213-005

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

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 23037759-DR

Dated this 15<sup>th</sup> day of October, 2023.

Crystal Kent

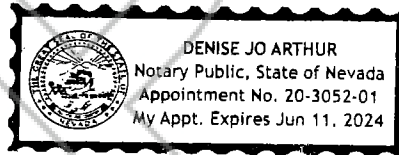
Kelleye Baker  
Kelleye Baker

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 15<sup>th</sup> day of October, 2023 by  
~~Crystal Kent~~ and Kelleye Baker.

Denise Jo Arthur  
Notary Public



Dated this 16<sup>th</sup> day of October, 2023.

Crystal Kent  
Crystal Kent

\_\_\_\_\_  
Kelleye Baker

STATE OF ~~NEVADA~~ NY  
COUNTY OF Dutchess

This instrument was acknowledged before me on this 16<sup>th</sup> day of October, 2023, by  
~~Crystal Kent and Kelleye Baker.~~

Gina Shea  
Notary Public

GINA SHEA  
Notary Public - State of New York  
No. 01SH6409340  
Qualified in Dutchess County  
My Commission Expires 09/28/2024

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-23-213-005  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 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**  
 Document/Instrument No.: \_\_\_\_\_  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sale Price of Property: \$610,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$610,000.00  
 d. Real Property Transfer Tax Due: \$2,379.00

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

5. Partial Interest: Percentage Being Transferred: 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: *Kelley Baker* Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

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

Print Name: <u>Crystal Kent and Kelleye Baker</u>	Print Name: <u>Harold Buzz Garvin and Sandra L. Garvin, Trustees of The Garvin 2016 Revocable Trust dated March 9, 2016</u>
Address: <u>28 Collarbark Rd</u>	Address: <u>7020 Da La Vina Drive</u>
City: <u>Hopewell Junction</u>	City: <u>El Dorado Hills</u>
State: <u>NY</u> Zip: <u>12533</u>	State: <u>California</u> Zip: <u>95762</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23037759-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED