

DOUGLAS COUNTY, NV  
RPTT:\$1599.00 Rec:\$40.00  
\$1,639.00 Pgs=2

**2023-1001635**

**10/20/2023 12:37 PM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1320-32-713-015  
R.P.T.T.: \$1,599.00  
Escrow No.: 23037450-SA  
When Recorded Return To:  
Sara Regan  
1605 Viewmont Court  
Gardnerville, NV 89410

Mail Tax Statements to:  
Sara Regan  
1605 Viewmont Court  
Gardnerville, NV 89410

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Neal J. Root and Miriam Campos-Root, Trustees o f The N & M Family Trust, dated August 4, 2004, with Amendments Restated on August 26, 2014**

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

**Penny Lynn Anderson and Victor Hugo Martinez, Trustees of The Anderson Martinez Living Trust, executed on September 25, 2023 and Sara Regan, a married woman, as her sole and separate property**

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

Lot 15, in Block A, of Cottonwood Village Subdivision, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on May 2nd, 1994, as Book 594 of Maps, Page 05, Document No. 336504.

Assessors Parcel No.: 1320-32-713-015

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

Dated this 17 day of October, 2023.

The N & M Family Trust, dated August 4, 2004, with Amendments Restated on August 26, 2014

BY: [Signature]  
Neal J. Root  
Trustee


BY: [Signature]  
Miriam Campos-Root  
Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 17 day of October, 2023 by Neal J. Root, Trustee and Miriam Campos-Root, Trustee of The N & M Family Trust, dated August 4, 2004, with Amendments Restated on August 26, 2014.

[Signature]  
Notary Public

 CYNTHIA HAGGARD  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 21-3540-05 - Expires March 12, 2025

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-32-713-015  
 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: \$410,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$410,000.00  
 d. Real Property Transfer Tax Due: \$1,599.00

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: *JA* Capacity: Grantor *Escrow*  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

Print Name: Neal J. Root and Miriam Campos-Root, Trustees of The N & M Family Trust, dated August 4, 2004, with Amendments  
 Address: 1179 Cottonwood Street Unit 5  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: Penny Lynn Anderson and Victor Hugo Martinez, Trustees of The Anderson Martinez Living Trust, executed on September 25, 2023 and Sara Regan  
 Address: 1179 Cottonwood Street Unit 5  
 City: Gardnerville  
 State: Nevada Zip: 89410

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23037450-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410