

DOUGLAS COUNTY, NV **2023-1001803**
RPTT:\$1170.00 Rec:\$40.00
\$1,210.00 Pgs=2 **10/26/2023 03:29 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1022-16-001-045
R.P.T.T.: \$1,170.00
Escrow No.: 23037890-CD
When Recorded Return To:
James D. Greybeck
1485 Sandstone Drive
Wellington, NV 89444

Mail Tax Statements to:
James D. Greybeck
1485 Sandstone Drive
Wellington, NV 89444

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Virginia Ruth Sagan, Surviving Trustee of The Richard Jerome Sagan and Virginia Ruth Sagan Family Revocable Trust, u.t.d. July 22, 2011

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

James D. Greybeck, an unmarried man

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

Lot 2, in Block L, of Topaz Ranch Estates, Unit No. 4, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on November 16th, 1970, as Document No. 50212.

Assessors Parcel No.: 1022-16-001-045

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

Dated this 25 day of October, 2023.

The Richard Jerome Sagan and Virginia Ruth Sagan Family Revocable Trust, u.t.d. July 22, 2011

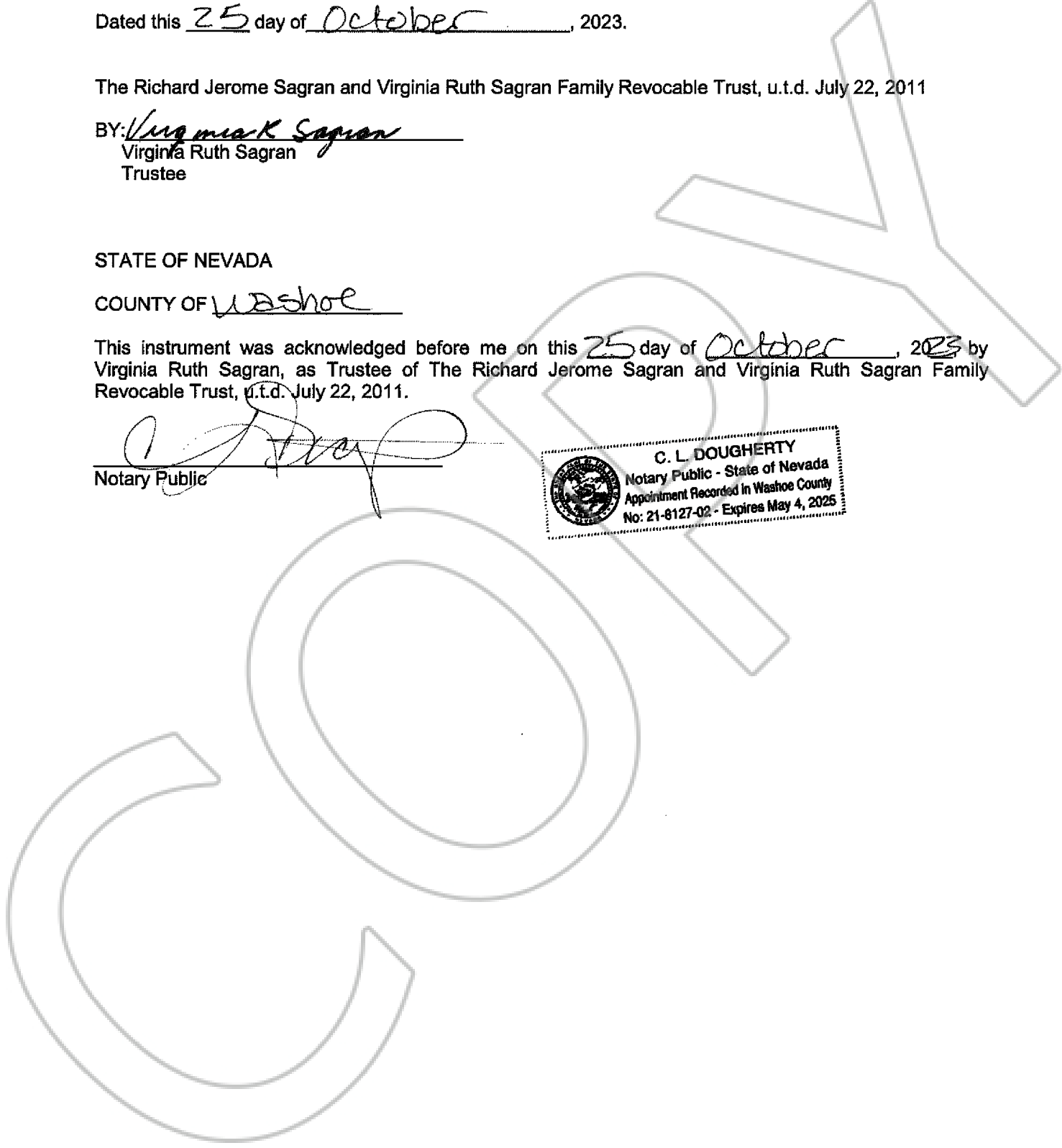
BY: Virginia Ruth Sagan
Virginia Ruth Sagan
Trustee

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 25 day of October, 2023 by Virginia Ruth Sagan, as Trustee of The Richard Jerome Sagan and Virginia Ruth Sagan Family Revocable Trust, u.t.d. July 22, 2011.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-16-001-045
 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: \$299,900.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$299,900.00
 d. Real Property Transfer Tax Due: \$1,170.00

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: B. Jan Capacity: Escrow Agent
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Virginia Ruth Sagan, Surviving Trustee of The Richard Jerome Sagan and Virginia Ruth Sagan Family Revocable			
Print Name:	<u>Trust, u.t.d. July 22, 2011</u>	Print Name:	<u>James D. Greybeck</u>
Address:	<u>1639 Paiute Circle</u>	Address:	<u>1485 Sandstone Drive</u>
City:	<u>Bishop</u>	City:	<u>Wellington</u>
State:	<u>CA</u> Zip: <u>93514</u>	State:	<u>Nevada</u> Zip: <u>89444</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23037890-CD - 00412
 Address: 3700 Lakeside Dr, Ste 110
 City Reno State: NV Zip: 89509