

DOUGLAS COUNTY, NV

2023-1002256

RPTT:\$2691.00 Rec:\$40.00

\$2,731.00 Pgs=2

11/13/2023 09:33 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1220-17-610-019

R.P.T.T.: \$2,691.00

Escrow No.: 23037387-SA

When Recorded Return To:

Jerome E. Edward and Agnes M. Edward

917 Springfield Drive

Gardnerville, NV 89460

Mail Tax Statements to:

Jerome E. Edward and Agnes M. Edward

917 Springfield Drive

Gardnerville, NV 89460

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Annette Kangas, Successor Trustee of The Roselyn V. Didier Family Trust dated July 18, 1989, and amended on October 15, 1997

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

Jerome E. Edward and Agnes M. Edward, husband and wife, as Joint Tenants with Right of Survivorship

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

Lot 146, in Block C, of Pleasantview Subdivision #7, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on August 4th, 1998, as Book 898, Page 634 Document No. 446212.

Assessors Parcel No.: 1220-17-610-019

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

Dated this 18th day of October, 2023.

The Roselyn V. Didier Family Trust dated July 18, 1989, and amended on October 15, 1997

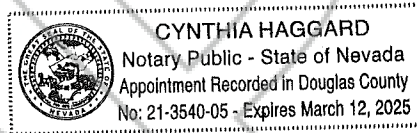
BY: Annette Kangas
Annette Kangas
Successor Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 18 day of October, 2023, by Annette Kangas, as Successor Trustee of The Roselyn V. Didier Family Trust dated July 18, 1989, and amended on October 15, 1997.

Cynthia Haggard
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-17-610-019
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	<u>Grantor's last name spelled-Kangas</u> <u>(per Sherry)</u>

3. a. Total Value/Sale Price of Property: \$690,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$690,000.00
 d. Real Property Transfer Tax Due: \$2,691.00

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: *Cynthia Hoggeard* Capacity: Grantor Escrow
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Annette Kangus, Successor Trustee of
 The Roselyn V. Didier Family Trust dated
 July 18, 1989, and amended on October
 Print Name: 15, 1997
 Address: 1225 Winter Green Ct
 City: Gardnerville
 State: NV Zip: 89460

Jerome E. Edward and Agnes M.
 Print Name: Edward
 Address: 917 Springfield Drive
 City: Gardnerville
 State: Nevada Zip: 89460

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23037387-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410