

DOUGLAS COUNTY, NV **2023-1002355**
RPTT:\$2925.00 Rec:\$40.00
\$2,965.00 Pgs=2 11/15/2023 10:36 AM
FIRST AMERICAN TITLE IV
SHAWNYNE GARREN, RECORDER

A.P. No. 1318-23-210-006
Escrow No. 123-2669305-VD/CJ
R.P.T.T. \$2,925.00

WHEN RECORDED RETURN TO:
James Parker and Lauren Connolly
P.O. Box 11222
Zephyr Cove, NV 89448

MAIL TAX STATEMENTS TO:
James Parker and Lauren Connolly
P.O. Box 11222
Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jeffrey Baldwin and Jie Baldwin, Trustees of the J & J Baldwin Family Trust, dated June 13, 2005 (Who acquired title as: Jeffrey A. Baldwin and Jie Hu Baldwin, Trustees of the J & J Baldwin Family Trust dated July 13 2005)

do(es) hereby *GRANT, BARGAIN and SELL* to

James Parker and Lauren Connolly

the real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 26, OF LAKE VILLAGE UNIT NO. 2A, AS SHOWN ON THE OFFICIAL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON AUGUST 9, 1972, AS DOCUMENT NO. 61076.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 11/07/2023

Jeffrey Baldwin and Jie Baldwin, Trustees of the
J & J Baldwin Family Trust

Jeffrey Baldwin
Jeffrey Baldwin, Trustee

Jie Baldwin
Jie Baldwin, Trustee

STATE OF Washington)
 : **ss.**
COUNTY OF Pierce)

This instrument was acknowledged before me on
November 9th 2023 by

**Jeffrey Baldwin and Jie Baldwin, Trustees of
the J & J Baldwin Family Trust.**

Karina Broadbelt
Notary Public
(My commission expires: 09/24/2024)

KARINA BROADBELT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 162259
COMMISSION EXPIRES 09/24/2024

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
11/07/2023 under Escrow No. 123-2669305

This notarial act involved the use of communication technology

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-23-210-006
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$750,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$750,000.00
 d) Real Property Transfer Tax Due \$2,925.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Jeffrey Baldwin
 Signature: Jie Baldwin

Capacity: Grantor
 Capacity: Grantor

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

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

Jeffrey Baldwin and Jie Baldwin,
Trustees of the J & J Baldwin

James Parker and Lauren

Print Name: Family Trus

Print Name: Connolly

Address: 269 Calle La Montana

Address: P.O. Box 11222

City: Moraga,

City: Zephyr Cove

State: CA Zip: 94556

State: NV Zip: 89448

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

First American Title Insurance
 Print Name: Company
 Address: 940 Southwood Blvd, Suite 203
 City: Incline Village

File Number: 123-2669305 VD/ VD
 State: NV Zip: 89451

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)