

DOUGLAS COUNTY, NV

**2023-1002621**

RPTT:\$3373.50 Rec:\$40.00

\$3,413.50 Pgs=2

**11/27/2023 08:32 AM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

**SHAWNYNE GARREN, RECORDER**

APN: 1420-28-114-006

**R.P.T.T.:** \$3,373.50

Escrow No.: 23037813-SA

When Recorded Return To:

Phyllis A. Haviland

2930 La Cresta Circle

Minden, NV 89423

Mail Tax Statements to:

Phyllis A. Haviland

2930 La Cresta Circle

Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

## **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Gene Ryan Schroeder and Nancy Louise Schroeder, as Co-Trustees of the Schroeder Living Trust  
u/a dated October 2, 2009**

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

**Phyllis A. Haviland, a single woman**

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

Lot 243, in Block C, of Final Map for Saratoga Springs Estates, Phase 7, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on August 19th, 2003, as Document No. 587125.

Assessors Parcel No.: 1420-28-114-006

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

Dated this 14<sup>th</sup> day of November, 2023.

The Schroeder Living Trust u/a dated October 2, 2009

BY: Gene Ryan Schroeder  
Gene Ryan Schroeder  
Co-Trustee

BY: Nancy Louise Schroeder  
Nancy Louise Schroeder  
Co-Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 14 day of November, 2023 by Gene Ryan Schroeder, as Co-Trustee and Nancy Louise Schroeder, as Co-Trustee of The Schroeder Living Trust u/a dated October 2, 2009.

Cynthia Haggard  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-28-114-006  
 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: \$865,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$865,000.00  
 d. Real Property Transfer Tax Due: \$3,373.50

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

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

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

Gene Ryan Schroeder and Nancy Louise Schroeder, as Co-Trustees of the Schroeder Living Trust u/a dated October  
 Print Name: 2, 2009  
 Address: 2163 Mount Errigal lane  
 City: Lincoln  
 State: CA                      Zip: 95648

Phyllis A. Haviland  
 Print Name: Phyllis A. Haviland  
 Address: 2930 La Cresta Circle  
 City: Minden  
 State: Nevada                      Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23037813-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville                      State: NV                      Zip: 89410