

DOUGLAS COUNTY, NV **2023-1002630**  
RPTT:\$2730.00 Rec:\$40.00  
\$2,770.00 Pgs=2 **11/27/2023 10:58 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
**SHAWNYNE GARREN, RECORDER**

APN: 1420-28-811-028  
R.P.T.T.: \$2,730.00  
Escrow No.: 23037979-DC  
When Recorded Return To:  
The Declaration of Trust of Kevin F. and  
Karen M. Birch, under a Declaration of Trust  
Dated October 19, 2000  
10111 Via Marmol  
Escondido, CA 92026

Mail Tax Statements to:  
The Declaration of Trust of Kevin F. and  
Karen M. Birch, under a Declaration of Trust  
Dated October 19, 2000  
10111 Via Marmol  
Escondido, CA 92026

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Mark D. Williams and Junel Bacigalupo, husband and wife, as joint tenants with right of survivorship**

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

**Kevin F. Birch and Karen M. Birch, Trustees of The Declaration of Trust of Kevin F. and Karen M. Birch, under a Declaration of Trust Dated October 19, 2000**

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

Lot 28, of Saratoga Heights Subdivision, Phase 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on May 15th, 1961, as Document No. 17827.

Assessors Parcel No.: 1420-28-811-028

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

Dated this 14 day of November, 2023.

Mark D. Williams  
Mark D. Williams

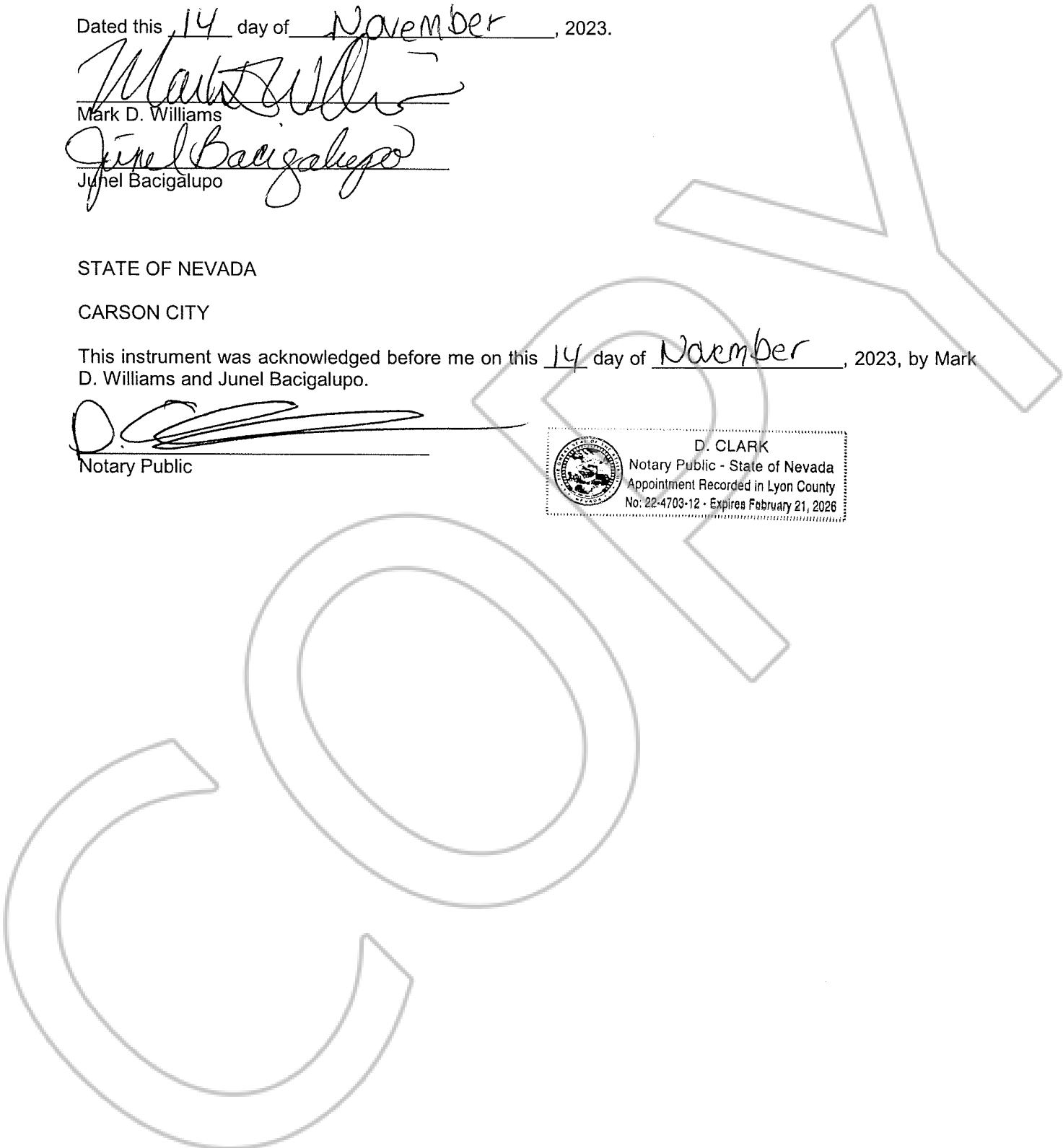
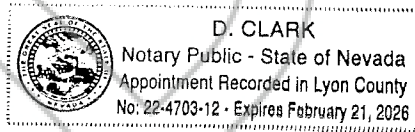
Junel Bacigalupo  
Junel Bacigalupo

STATE OF NEVADA

CARSON CITY

This instrument was acknowledged before me on this 14 day of November, 2023, by Mark D. Williams and Junel Bacigalupo.

D. Clark  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-28-811-028  
 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'/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: \$699,999.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$699,999.00  
 d. Real Property Transfer Tax Due: \$2,730.00

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: [Signature] Capacity: ESCROW OFFICER  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Mark D. Williams and Junel Bacigalupo  
 Address: 1054 Riverview Drive  
 City: Gardnerville  
 State: NV                      Zip: 89460

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

Kevin F. Birch and Karen M. Birch,  
 Trustees of The Declaration of Trust of  
 Kevin F. and Karen M. Birch, under a  
 Declaration of Trust Dated October 19,  
 Print Name: 2000  
 Address: 10111 Via Marmol  
 City: Escondido  
 State: California              Zip: 92026

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23037979-DC  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City              State: NV              Zip: 89703