

DOUGLAS COUNTY, NV **2023-1002787**
RPTT:\$3299.40 Rec:\$40.00
\$3,339.40 Pgs=3 12/01/2023 08:54 AM
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1420-33-701-043
R.P.T.T.	\$3,299.40
File No.:	2158221 DC
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
The Ashton 2016 Revocable Family Trust	
23590 Grand View Way	
Colfax, CA 95713	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Glenn Martinson and Michael Millward, Co-Trustees of The Duane A. Martinson Trust dated December 12, 2007** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Zachary Ryan Ashton and Kathleen Denice Belle Ashton, Trustees of The Ashton 2016 Revocable Family Trust, Dated December 13, 2016** and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the North 1/2 of the Southeast 1/4 of Section 33, Township 14 North, Range 20 East, M.D.B.&M. and more particularly described as follows:

Parcel 2 of Parcel Map LDA #01-055 for SIERRA VIEW DEVELOPMENT recorded September 26, 2001, in Book 0901, Page 6250, as Doc No. 523544, Official Records of Douglas County, Nevada.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: November 27, 2023

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The Duane A. Martinson Trust dated December 12, 2007

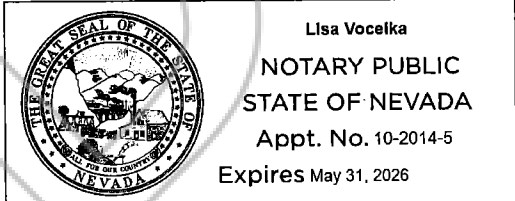
Signed in Counterpart
Michael Millward, Co-Trustee

Glenn Martinson
Glenn Martinson, Co-Trustee

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 27th day of November, 2023
By: Glenn Martinson as Co-Trustee of The Duane A. Martinson Trust dated December 12, 2007

Signature: *Lisa Vocelka*
Notary Public
~~Dawn Cuellar~~ Lisa Vocelka
My Commission Expires: 05/31/2026



Notarial act performed by audio-video communication.



The Duane A. Martinson Trust dated December 12, 2007

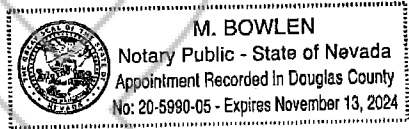

Michael Millward, Co-Trustee

Signed in Counterpart
Glenn Martinson, Co-Trustee

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 30 day of November, 2023
By: Michael Millward as Trustee of The Duane A. Martinson Trust dated December 12, 2007

Signature: 
Notary Public
 Dawn Cuellar M. Bowlen
My Commission Expires: 11/13/24



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-33-701-043
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 845,960.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 845,960.00
 d. Real Property Transfer Tax Due \$ 3,299.40

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 _____ %
 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: [Handwritten Signature] Capacity _____ Agent _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: The Duane A. Martinson Trust dated December 12, 2007
 Address: 1591 Mono Ave
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: The Ashton 2016 Revocable Family Trust
 Address: 23590 Grand View Way
 City: Colfax
 State: CA Zip: 95713

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2158221 DC
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED