

DOUGLAS COUNTY, NV      **2023-1002826**  
RPTT:\$3445.65 Rec:\$40.00  
\$3,485.65 Pgs=2      12/01/2023 02:26 PM  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1219-15-001-061
<b>R.P.T.T.</b>	\$3,445.65
<b>File No.:</b>	2172905 KDJ
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Douglas J Lanning and Debra A Lanning	
10090 Kellams Ave	
Tustin, CA 92782	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Philip Reith, Trustee of The Reith Living Trust dated May 13, 2016, who acquired title as Philip Reith, Successor Trustee of The Reith Living Trust dated May 13, 2016**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Douglas J Lanning and Debra A Lanning, husband and wife, as Community Property with Right of Survivorship**, 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:

Lot 80, as shown on the Official Map of SHERIDAN ACRES UNIT TWO, filed for record in the Office of the Douglas County Recorder, State of Nevada, on October 14, 1968, as File No. 42594, Official Records.

**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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:           12/1/23          

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

The Reith Living Trust dated May 13, 2016

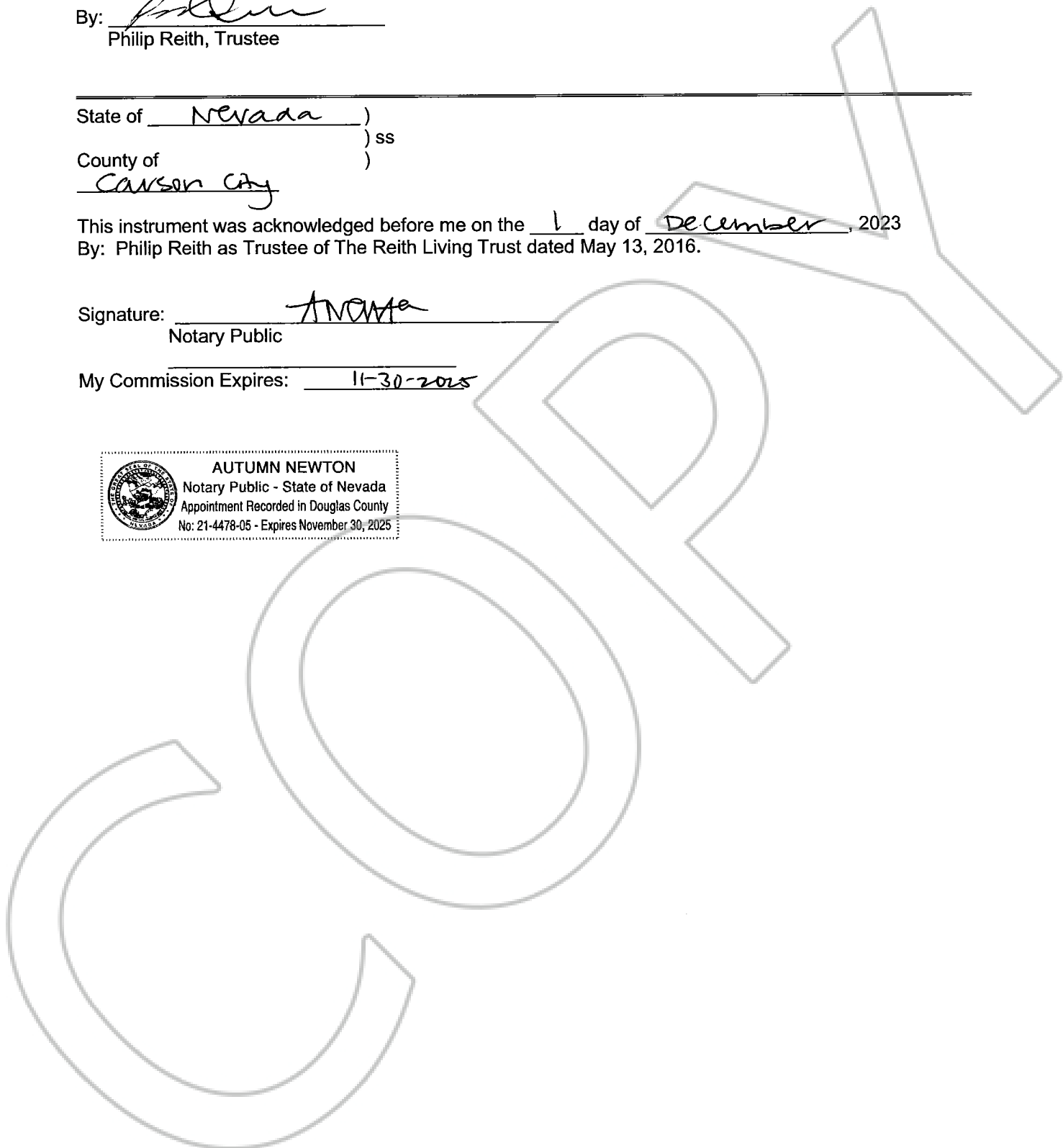
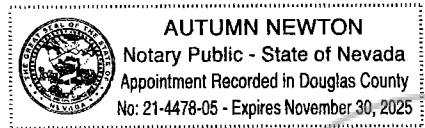
By: *Philip Reith*  
Philip Reith, Trustee

State of Nevada )  
County of Carson City ) ss

This instrument was acknowledged before me on the 1 day of December, 2023  
By: Philip Reith as Trustee of The Reith Living Trust dated May 13, 2016.

Signature: *Autumn Newton*  
Notary Public

My Commission Expires: 11-30-2025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1219-15-001-061  
 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                      \$ 883,500.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 883,500.00  
 d. Real Property Transfer Tax Due                                \$ 3,445.65

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 *ANOMA* Capacity \_\_\_\_\_ Agent \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: The Reith Living Trust dated May 13, 2016  
 Address: 872 Bollen Circle  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Douglas J Lanning and Debra A Lanning  
 Address: 10090 Kellams Ave  
 City: Tustin  
 State: CA Zip: 92782

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 2172905 KDJ  
 Address: 2310 S. Carson Street, Suite 5A  
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED