

DOUGLAS COUNTY, NV **2023-1003206**  
RPTT:\$3607.50 Rec:\$40.00  
\$3,647.50 Pgs=3 12/15/2023 12:23 PM  
TOIYABE TITLE  
SHAWNYNE GARREN, RECORDER

**APN: 1419-12-610-012**

**RPTT: \$3,607.50**

**Escrow No.: TTL-23-2099**

**When recorded return to:**

**Alana M Mook, Trustee of the Alana M Mook Trust**

**3527 Arcadia Drive**

**Carson City, NV 89705**

**Mail Tax Statements to:**

**Grantee same as above**

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**Grant, Bargain and Sale Deed**

THIS INDENTURE WIRNESSETH: That Nancy S Lovelady and James W Lovelady, wife and husband as joint tenants

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Alana M Mook, Trustee of the Alana M Mook Trust dated September 14, 2004, as amended and restated

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

See Exhibit "A" attached hereto and made a part hereof.

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

*Signature continues on Page 2.*

Grant, Bargain, Sale Deed cont'd.  
Escrow No. TTL-23-2099  
Page Two

Witness my hand(s) this 30<sup>th</sup> day of November, 2023.

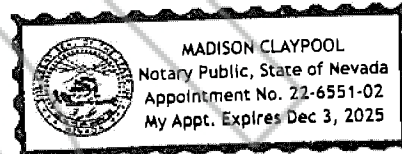
\_\_\_\_\_  
Nancy S Lovelady

\_\_\_\_\_  
James W Lovelady

STATE OF NEVADA  
COUNTY OF DOUGLAS

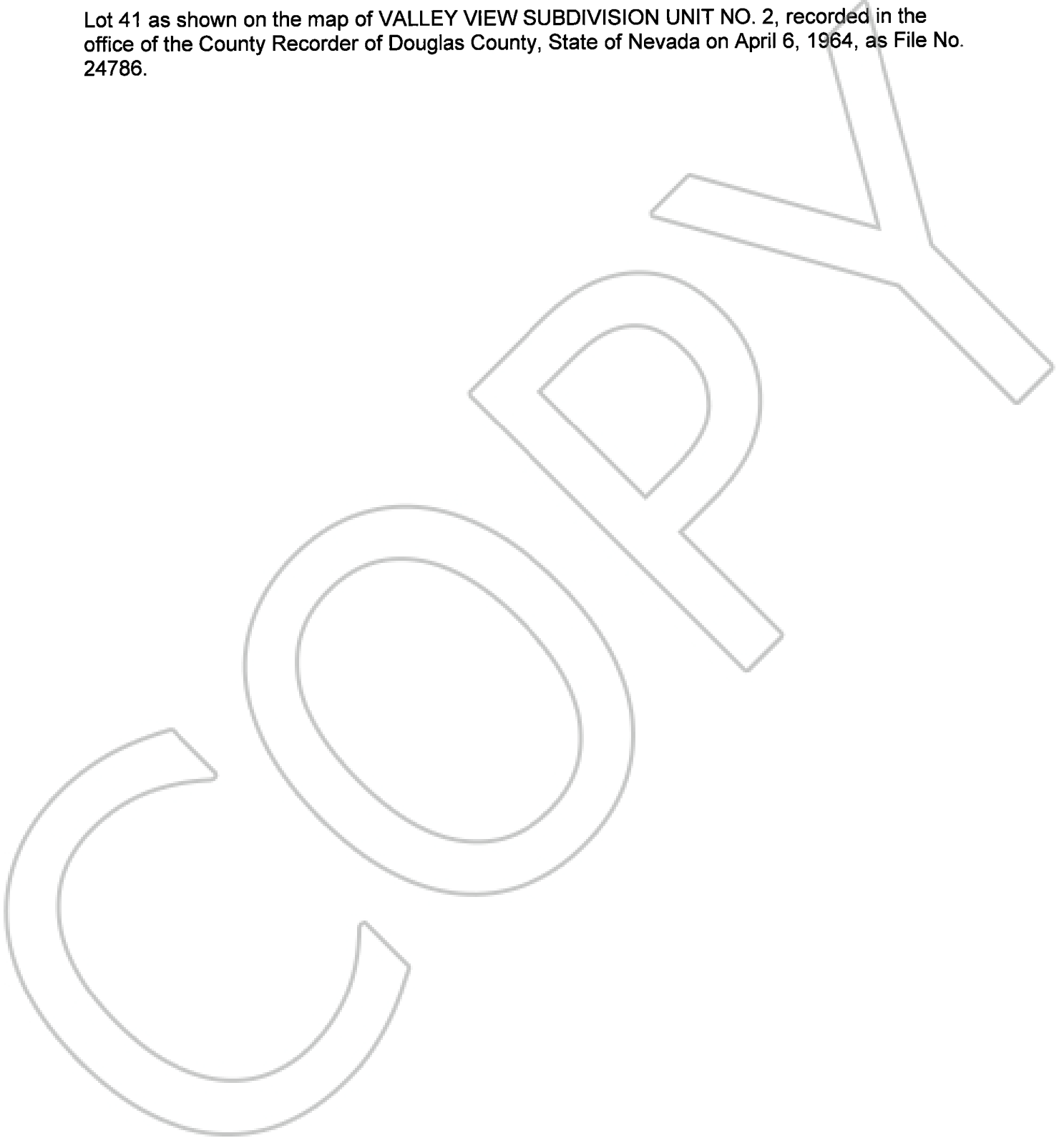
This instrument was acknowledged before me on this 30<sup>th</sup> day of November, 2023 by Nancy S Lovelady and James W Lovelady\*\*\*

\_\_\_\_\_  
NOTARY PUBLIC



## Exhibit "A"

Lot 41 as shown on the map of VALLEY VIEW SUBDIVISION UNIT NO. 2, recorded in the office of the County Recorder of Douglas County, State of Nevada on April 6, 1964, as File No. 24786.



# STATE OF NEVADA DECLARATION OF VALUE

### 1. Assessor Parcel Number (s)

- a) 1419-12-610-012
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

### 2. Type of Property:

- |                             |                               |  |                 |
|-----------------------------|-------------------------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land                   | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse                  | d) <input type="checkbox"/>            | 2-4 Plex        |
| e) <input type="checkbox"/> | Apt. Bldg.                    | f) <input type="checkbox"/>            | Comm'l/Ind'l    |
| g) <input type="checkbox"/> | Agricultural                  | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input type="checkbox"/> | Other: _____ (please specify) |  |                 |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____
	_____

### 3. Total Value/Sales Price of Property:

	<u>\$925,000.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$0.00</u>
Transfer Tax Value:	<u>\$925,000.00</u>
Real Property Transfer Tax Due:	<u>\$3,607.50</u>

### 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 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 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 Grantor/Grantee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

### SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Nancy S Lovelady  
 Address: 3527 Arcadia Drive  
 City: Carson City  
 State: NV Zip: 89705

### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Alana M Mook, Trustee  
 Address: 3527 Arcadia Drive  
 City: Carson City  
 State: NV Zip: 89705

### COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Toiyabe Title Escrow # TTL-23-2099  
 Address: 5496 Reno Corporate Drive  
 City: Reno State: NV Zip: 89511