

APN: 1220-15-310-020  
R.P.T.T.: \$1,735.50  
Escrow No.: 23037828-DR  
When Recorded Return To:  
The Parker Family Trust  
841 Modesto Ave  
South Lake Tahoe, CA 96150

Mail Tax Statements to:  
The Parker Family Trust  
841 Modesto Ave  
South Lake Tahoe, CA 96150

DOUGLAS COUNTY, NV **2023-1003247**  
RPTT:\$1735.50 Rec:\$40.00  
\$1,775.50 Pgs=2 **12/19/2023 09:44 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
**SHAWNYNE GARREN, RECORDER**

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Nicole L. Warren, a married woman, as her sole and separate property**

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

**Philip J. Parker and Karen J. Parker, Trustees of The Parker Family Trust dated January 31, 2019**

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

Lot 31, in Block H, of Gardnerville Ranchos Subdivision, Phase 4, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on April 10th, 1967, as Document No. 35914.

Assessors Parcel No.: 1220-15-310-020

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

Dated this 7 day of December, 2023.

Nicole L Warren

Nicole L. Warren

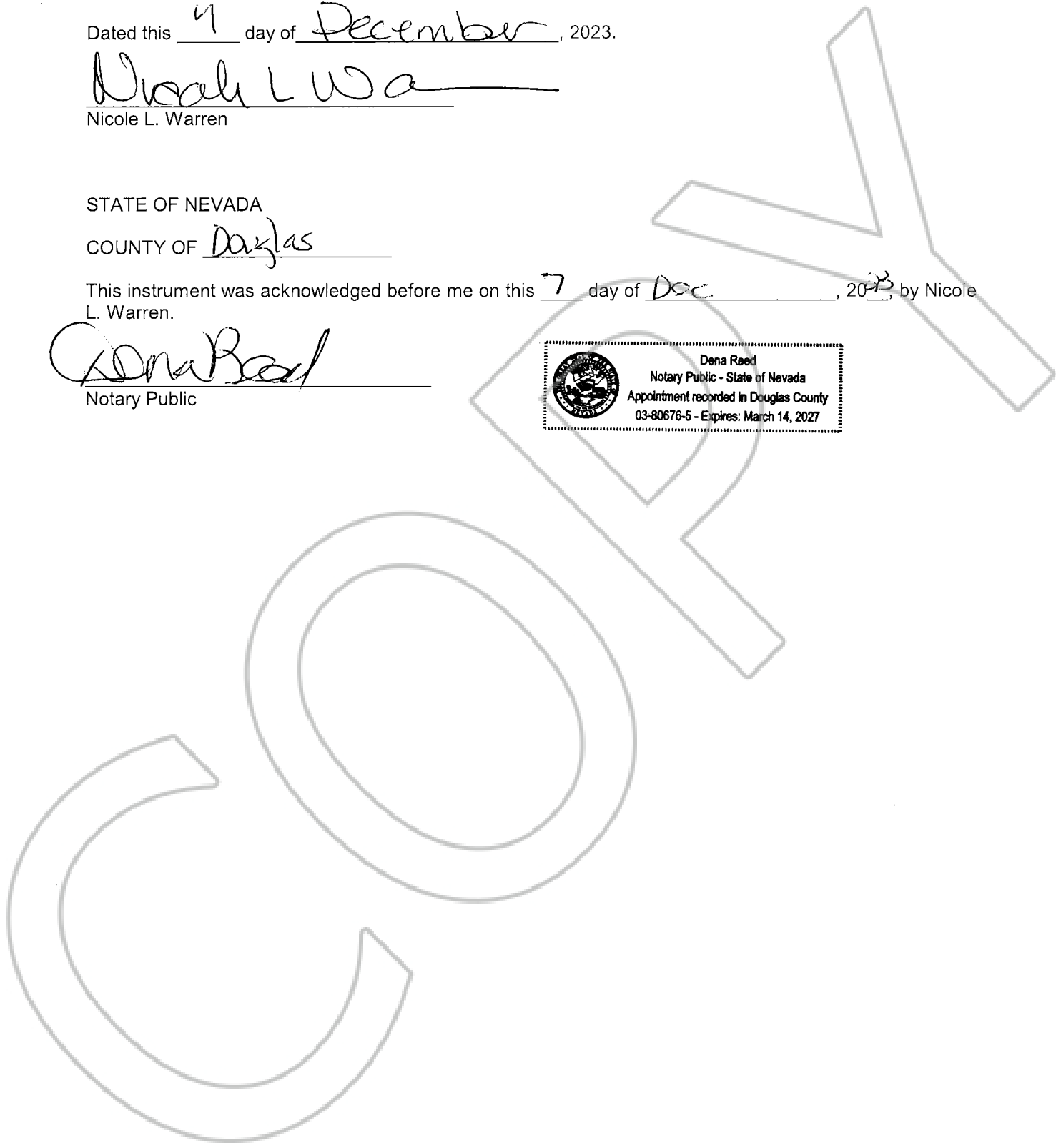
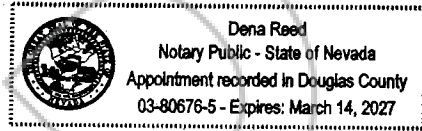
STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 7 day of Dec, 2023, by Nicole L. Warren.

Dena Reed

Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-15-310-020  
 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: \$445,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$445,000.00  
 d. Real Property Transfer Tax Due: \$1,735.50

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: *Nicole L Warren* Capacity: \_\_\_\_\_ Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

Print Name: Nicole L. Warren  
 Address: 810 San Jose Avenue  
 City: South Lake Tahoe  
 State: CA Zip: 96150

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

Print Name: Philip J. Parker and Karen J. Parker, Trustees of The Parker Family Trust dated January 31, 2019  
 Address: 841 Modesto Ave  
 City: South Lake Tahoe  
 State: California Zip: 96150

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23037828-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED