

DOUGLAS COUNTY, NV **2023-993019**  
RPTT:\$1716.00 Rec:\$40.00  
\$1,756.00 Pgs=3 **01/06/2023 08:43 AM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1220-28-510-007
<b>R.P.T.T.</b>	\$1,716.00
<b>File No.:</b>	1895833 JMS
<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>	
Jana Hanak	
592 Lisa Lane	
Gardnerville, NV 89460	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Zions Bancorp, N.A., formerly ZB, N.A. as successor trustee of The Living Trust of James Francis Joseph dated 10/2/1986, as amended, who acquired title as James Francis Joseph Revocable Living Trust dated October 2, 1986 and Amendment dated May 25, 1990

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Jana Hanak, an unmarried woman

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

Lot 124, as shown on the map of GARDNERVILLE RANCHOS UNIT NO.7, filed for record in the office of the County Recorder of Douglas County, Nevada on March 27, 1974, in Book 374, Page 676, as Document No. 72456, Official Records.

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: January 3<sup>rd</sup>, 2023

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

The James Joseph Irrevocable Trust (f/k/a) The Revocable Living Trust of James Francis Joseph dated 10/2/1986 as amended

By: Zions Bancorp, N.A., formerly ZB, N.A., successor Trustee

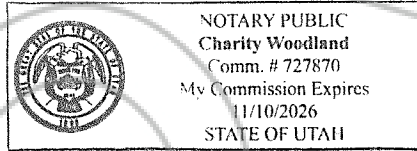
*Jason Postma*

By: Jason Postma, Authorized Signer and Fiduciary Asset Manager

State of Utah )  
County of Salt Lake ) ss

This instrument was acknowledged before me on 1-3-2023

By: Jason Postma



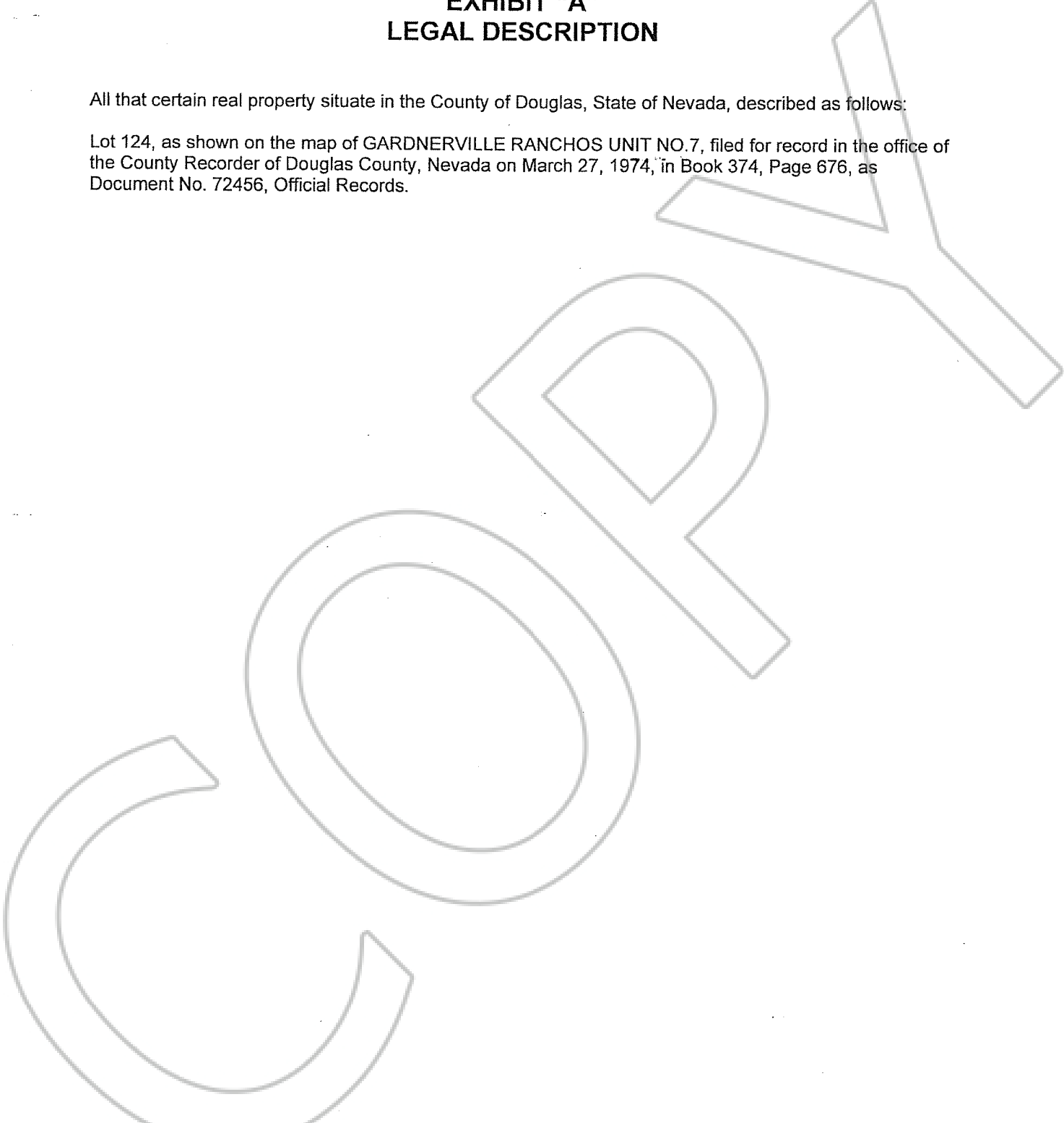
Signature: *C Woodland*  
Notary Public

My Commission Expires: 11/10/2026

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

Lot 124, as shown on the map of GARDNERVILLE RANCHOS UNIT NO.7, filed for record in the office of the County Recorder of Douglas County, Nevada on March 27, 1974, in Book 374, Page 676, as Document No. 72456, Official Records.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-28-510-007  
 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      \$ 440,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 440,000.00  
 d. Real Property Transfer Tax Due      \$ 1,716.00

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%  
 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 Jana Hanak for Zions Bancorp. Capacity      Grantor  
 Signature \_\_\_\_\_ Capacity      Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: The James Joseph Irrevocable Trust  
 (f/k/a) The Revocable Living Trust of  
 James Francis Joseph, dated  
 10/2/1986 as amended  
 Address: 15 Main St, 12th Floor  
 City: Salt Lake City  
 State: Ut      Zip: 84133

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Jana Hanak  
 Address: 592 LISA LANE  
 City: GIARDINNE  
 State: NV      Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company      Escrow # 1895833 JMS  
 Address: 5390 Kietzke Ln., Suite 101  
 City: Reno      State: NV      Zip: 89511