

DOUGLAS COUNTY, NV

2023-993322

RPTT:\$2145.00 Rec:\$40.00

\$2,185.00 Pgs=2

01/20/2023 03:13 PM

STEWART TITLE COMPANY - NV

SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1221-10-000-014
R.P.T.T.	\$2,145.00
File No.:	1913625 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Steven Kotler and Joy Nicholson	
1328 Hwy 395 N, Suite 10-326	
Gardnerville NV89410	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Alison Jayne and Dena Ducane, as Trustees of the Denali Family Revocable Trust** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Steven Kotler and Joy Nicholson, husband and wife, as Joint Tenants with Rights 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:

Parcel 15B as shown on that certain Parcel Map LDA 02-015 for Darrell Dion Trust dated December 21, 1995, filed for record in the office of the County Recorder of Douglas County, Nevada, on September 28, 2004 in Book 904, at Page 11213, Document No. 625223, 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 16, 2023

SIGNATURES AND NOTARY ON PAGE 2

THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The Denali Family Revocable Trust

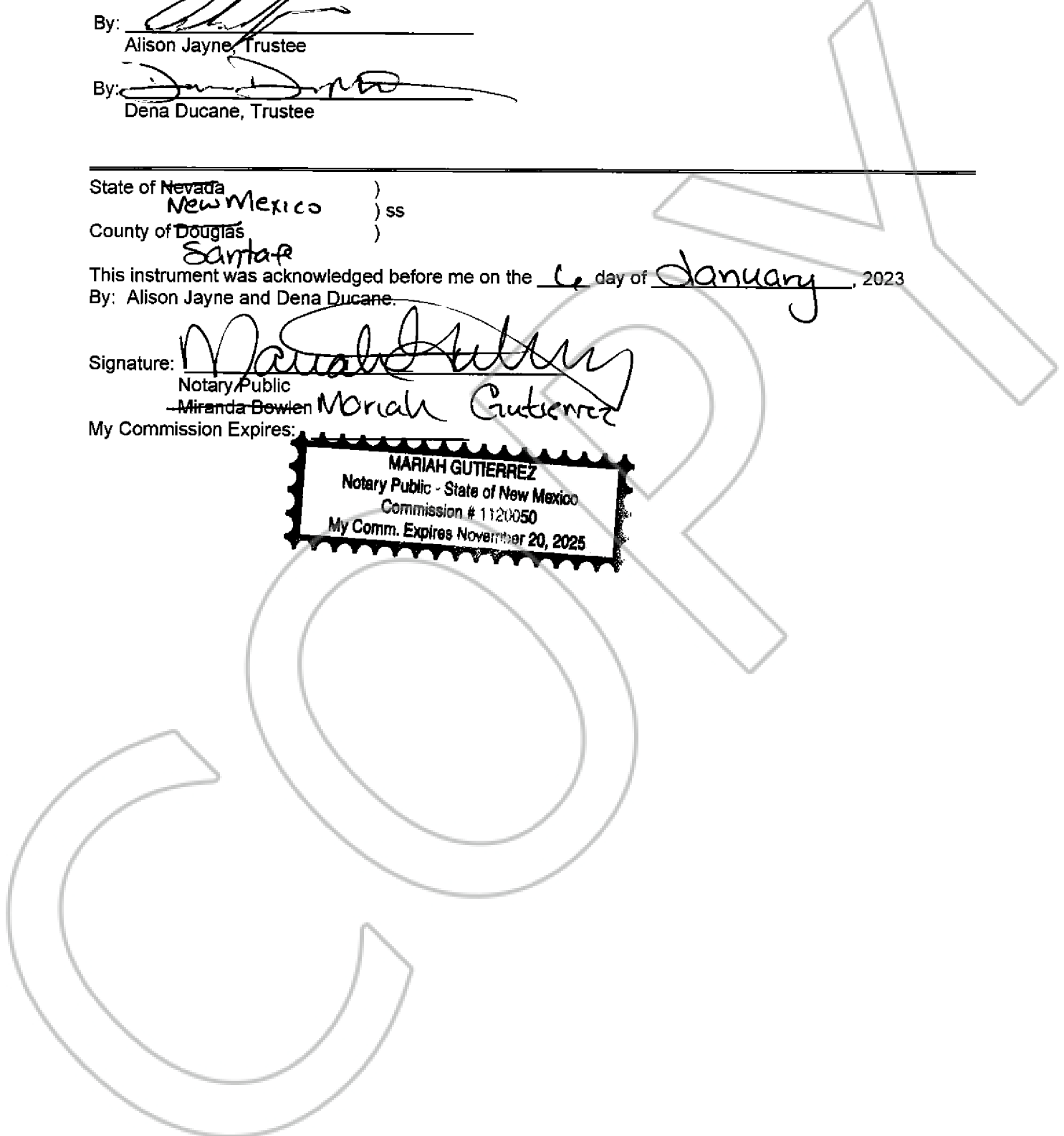
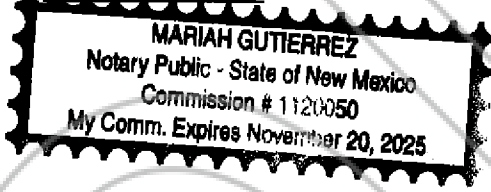
By: [Signature]
Alison Jayne, Trustee

By: [Signature]
Dena Ducane, Trustee

State of ~~Nevada~~ New Mexico)
County of ~~Douglas~~ Santa Fe) ss

This instrument was acknowledged before me on the 6 day of January, 2023
By: Alison Jayne and Dena Ducane.

Signature: [Signature]
Notary Public
~~Miranda Bowen~~ Mariah Gutierrez
My Commission Expires:



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a) 1221-10-000-014
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 \$ 550,000.00
b. Deed in Lieu of Foreclosure Only (value of property) ()
c. Transfer Tax Value: \$ 550,000.00
d. Real Property Transfer Tax Due \$ 2,145.00

4. **If Exemption Claimed:**
a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 *MS Bauer* Capacity _____ Escrow Officer _____
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Alison Jayne and Dena Ducane, as
Trustees of the Denali Family
Revocable Trust
Address: 1615 Villa Strada
City: Santa Fe
State: NM Zip: 87506

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Steven Kotler and Joy Nicholson
Address: 1328 Hwy 395 N, Suite 10-326
City: Gardnerville
State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Stewart Title Company Escrow # 1913625 MMB
Address: 1362 Hwy 395, Suite 109
City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED