

DOUGLAS COUNTY, NV **2023-993488**  
RPTT:\$2858.70 Rec:\$40.00  
\$2,898.70 Pgs=2 **01/27/2023 12:56 PM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1220-09-301-001
<b>R.P.T.T.</b>	\$2,858.70
<b>File No.:</b>	1821608 AMG
<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>	
The J. Timpone Family Trust dated March 8, 2021	
1240 Centerville Lane	
Gardnerville, NV 89460	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Richard Garcia, as trustee of the Donna Garcia Irrevocable Trust dated May 24, 2016**

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

**The J. Timpone Family Trust dated March 8, 2021, Joseph M. Timpone and Kristin E. Timpone, Trustees of The J. Timpone Family Trust dated March 8, 2021,**

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

A portion of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 12 North, Range 20 East M.D.B. & M. described as follows:

Commencing at the Southwest corner of said Section 9, proceed North 25°16' East, 2947.00 Feet, to the True Point of Beginning, which is the Northeast corner of the parcel, and lies on the Westerly right-of-way line of Centerville Lane; proceed thence South 0°02'30" East, 145.46 feet, along said Westerly right-of-way line, to a point which is the Southeast corner of the parcel; and lies approximately in the center of Rocky Slough; thence North 84°00'03" West, 449.60 feet, approximately along the centerline of Rocky Slough, to the Southwest corner of the parcel, thence North 02°43'50" East, 90.51 feet, to the Northwest corner of the parcel; thence North 88°57'30" East, 442.80 feet to the True Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain recorded in the office of the County Recorder of Douglas County, Nevada on September 25, 2008, Book 908, Page 5269 as Document No. 730549 of 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: 1/3/2023

the Donna Garcia Irrevocable Trust

By: Richard Garcia Date: 1/3/23  
Richard Garcia, Trustee

State of Nevada )  
County of Carson City ) ss

This instrument was acknowledged before me on the 3rd day of January, 2023  
By: Richard Garcia, Trustee of the Donna Garcia Irrevocable Trust

Signature: Cathie M. Zenor  
Notary Public

My Commission Expires: 9-11-2024



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-09-301-001  
 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                      \$ 733,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 733,000.00  
 d. Real Property Transfer Tax Due                              \$ 2,858.70

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 *A Claypool*                      Capacity                      Agent \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: the Donna Garcia Irrevocable Trust  
 Address: 1722 Silver Oak Dr  
 City: Carson City  
 State: NV                      Zip: 89703

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: The J. Timpone Family Trust  
dated March 8, 2021  
 Address: 1240 Centerville Lane  
 City: Gardnerville  
 State: NV                      Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 1821608 AMG  
 Address: 2310 S. Carson Street, Suite 5A  
 City: Carson City                      State: NV                      Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED