

DOUGLAS COUNTY, NV **2023-993807**
RPTT:\$1706.25 Rec:\$40.00
\$1,746.25 Pgs=3 02/10/2023 10:37 AM
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1320-30-110-015
R.P.T.T.	\$1,706.25
File No.:	1921534 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Philippe H. Beaubois and Katheryne L. Beaubois, Trustee's of The Beaubois Family Trust dated March 23, 2016	
P.O Box 483	
Genoa, NV 89411	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Marguerite E. Spieker, Successor Trustee of the Gerald Shannon Rousseau, Jr Revocable Living Trust dated February 19, 2020** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Philippe H. Beaubois and Katheryne L. Beaubois, Trustee's of The Beaubois Family Trust dated March 23, 2016**, all that real property situated in the County of Douglas, State of Nevada, bounded and 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, and any reversions, remainders, rents, issues or profits thereof.

Dated: February 6th 2023

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

Gerald Shannon Rousseau, Jr Revocable Living Trust dated February 9, 2020

By: Marguerite E. Spieker, Successor Trustee
Marguerite E. Spieker, Successor Trustee

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 6th day of February, 2023
By: Marguerite E. Spieker as Successor Trustee of Marguerite E. Spieker, Successor Trustee of the Gerald Shannon Rousseau, Jr Revocable Living Trust dated February 19, 2020

Signature: Kathleen Lippiatt
Notary Public

My Commission Expires: 01-19-2026



EXHIBIT "A" **LEGAL DESCRIPTION**

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

Lot 16, Block A, as set forth on the Map of WESTWOOD PARK UNIT NO. IV, PHASE B, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1994, in Book 694, Page 27, as Document No. 338620.

Together with an undivided 1/21st interest in and to the Common Area lying within the interior lines as set forth on the Map of WESTWOOD PARK UNIT NO. IV, PHASE B, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1994, in Book 694, Page 27, as Document No. 338620.

Excepting therefrom that portion of said land granted to Westwood Park Homeowner's Association as shown in Documents recorded September 29, 1999, in Book 999, Pages 5523 through 5619, Documents No. 477672 through 477692.

Together with all that certain real property granted to the Westwood Park Homeowners Association in Grant, Bargain and Sale Deed recorded April 11, 2000, in Book 400, Page 1715, Document No. 489707, Official Records, Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-30-110-015
 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 \$ 437,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 437,500.00
 d. Real Property Transfer Tax Due \$ 1,706.25

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 *Cynthia Haggard* Capacity Grantor Escrow
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Marguerite E. Spieker, Successor
 Trustee of the Gerald Shannon
 Rousseau, Jr Revocable Living Trust
 dated February 19, 2020
 Address: PO Box 61
 City: Glenbrook
 State: NV Zip: 89413

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Philippe H. Beaubois and
 Katheryne L. Beaubois, Trustee's
 of The Beaubois Family Trust
 dated March 23, 2016
 Address: P.O Box 483
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1921534 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410