

APN: 1318-23-710-090
R.P.T.T.: \$4,095.00
Escrow No.: 23032783-DR
When Recorded Return To:
Kevin Jerome Ambrose and Trisha Renee
Ambrose
16591 Tiber Lane
Huntington Beach, CA 92647

Mail Tax Statements to:
Kevin Jerome Ambrose and Trisha Renee
Ambrose
16591 Tiber Lane
Huntington Beach, CA 92647

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Julia A. Blair, Surviving Trustee of The Blair Family Trust w/d/t dated October 17, 2002

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

Kevin Jerome Ambrose and Trisha Renee Ambrose, husband and wife, as community property with right of survivorship

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

Lot 90, of Lakewood Knolls, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on May 29th, 1958, as Document No. 13163.

Assessors Parcel No.: 1318-23-710-090

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

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 23032783-DR

Dated this 26 day of January, 2023.

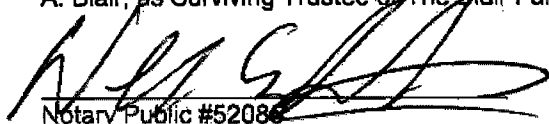
The Blair Family Trust u/d/t dated October 17, 2002

BY: Julia A. Blair
Julia A. Blair
Surviving Trustee

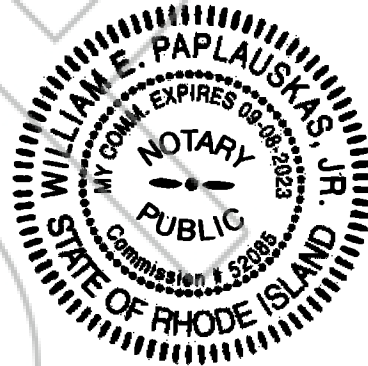
STATE OF Rhode Island

COUNTY OF Providence

This instrument was acknowledged before me on this 26th day of January, 2023, by Julia A. Blair, as Surviving Trustee of The Blair Family Trust u/d/t dated October 17, 2002.



Notary Public #52085
William E. Paplauskas, Jr.
My Commission 09/08/2023



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-23-710-090
 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:	<u>\$1,050,000.00</u>
b. Deed in Lieu of Foreclosure Only (value of property)	<u>(\$0.00)</u>
c. Transfer Tax Value:	<u>\$1,050,000.00</u>
d. Real Property Transfer Tax Due:	<u>\$4,095.00</u>

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: Julia A. Blair Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Julia A. Blair, Surviving Trustee of The Blair Family Trust u/d/t dated October 17,
 Print Name: 2002
 Address: 213 Chimney Rock Road
 City: Stateline
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Kevin Jerome Ambrose and Trisha
 Print Name: Renee Ambrose
 Address: 16591 Tiber Lane
 City: Huntington Beach
 State: California Zip: 92647

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23032783-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703