

DOUGLAS COUNTY, NV **2023-995088**  
RPTT:\$1388.40 Rec:\$40.00  
\$1,428.40 Pgs=3 **03/30/2023 01:29 PM**  
SIGNATURE TITLE - ZEPHYR COVE  
SHAWNYNE GARREN, RECORDER

A.P.N.: 1220-04-512-023

RECORDING REQUESTED BY:  
Signature Title Company LLC  
212 Elks Point Road, Suite 445, P.O. Box 10297  
Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:

Richard J. Gardner  
P.O. Box 2194  
Stateline, NV 89449

Escrow No.: ZC3492-JL

RPTT \$1,388.40

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Richard Glasson and Susan F. Glasson as Trustees of the Shou Mee Trust dated 6/10/98, amended and restated 1/18/22**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**Richard J. Gardner, A Single Man**

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

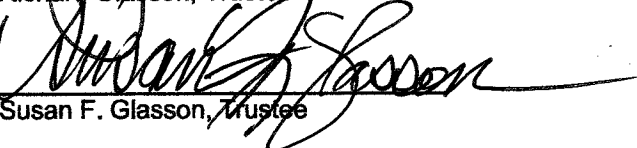
**See Attached Exhibit "A"**

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

**Signature Page attached and made a part hereof.**

The Shou Mee Trust dated 6/10/98, amended and restated 1/18/22

  
By: Richard Glasson, Trustee

  
By: Susan F. Glasson, Trustee

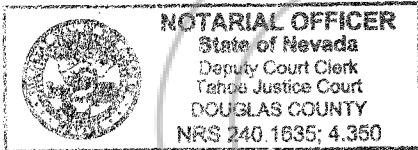
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on March 1, 2023

by Richard and Susan Glasson

  
Notary Public (seal)



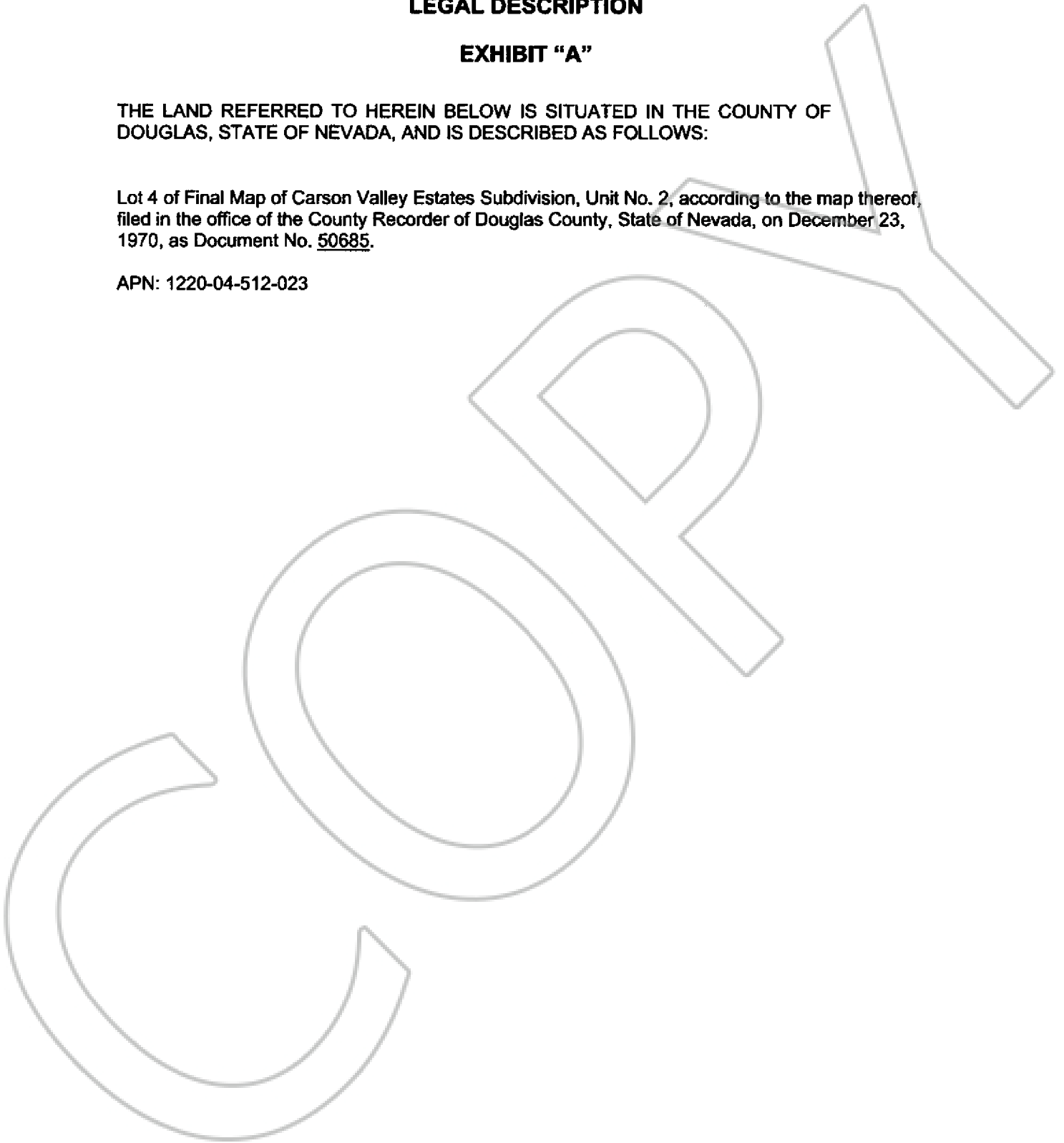
**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 4 of Final Map of Carson Valley Estates Subdivision, Unit No. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 23, 1970, as Document No. 50685.

APN: 1220-04-512-023



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1220-04-512-023
- 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

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) 356,000  
 Transfer Tax Value 35,600  
 Real Property Transfer Tax Due: 1588.40

**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 [Signature]

Grantor [Signature]

Signature Richard Gardner

Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(Required)

The Shou Mee Trust dated  
6/10/98, amended and  
restited 1/18/22  
Print Name: \_\_\_\_\_  
Address: P.O. Box 55  
Zephyr Cove, NV 89448

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name Richard J. Gardner  
Address: P.O. Box 2194  
Stateline, NV 89449

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

Print Name: Signature Title Company LLC Escrow #: ZC3492-JL  
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**