

DOUGLAS COUNTY, NV **2023-995127**
RPTT:\$2652.00 Rec:\$40.00
\$2,692.00 Pgs=2 **03/31/2023 10:53 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1420-28-110-020
R.P.T.T.	\$2,652.00
File No.:	1880731 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Robert A. Didero and Christine L. Didero	
2988 Hot Springs Road	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Kara Rae Schumacher, Successor Trustee of the June G. Miller Revocable Living Trust dated July 14, 2021** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Robert Didero and Christine Didero, husband and wife as joint tenants with right 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:

Lot 87, in Block B as set forth on FINAL MAP OF SARATOGA SPRINGS ESTATES UNIT NO. 3, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 23, 1998, in Book 698, Page 5063, as Document No. 442616, Official Records of Douglas County, Nevada.

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: 3-21-2023

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

June G. Miller Revocable Living Trust dated July 14, 2021

By: Kara Rae Schumacher Date: 3/21/23
Kara Rae Schumacher, Successor Trustee

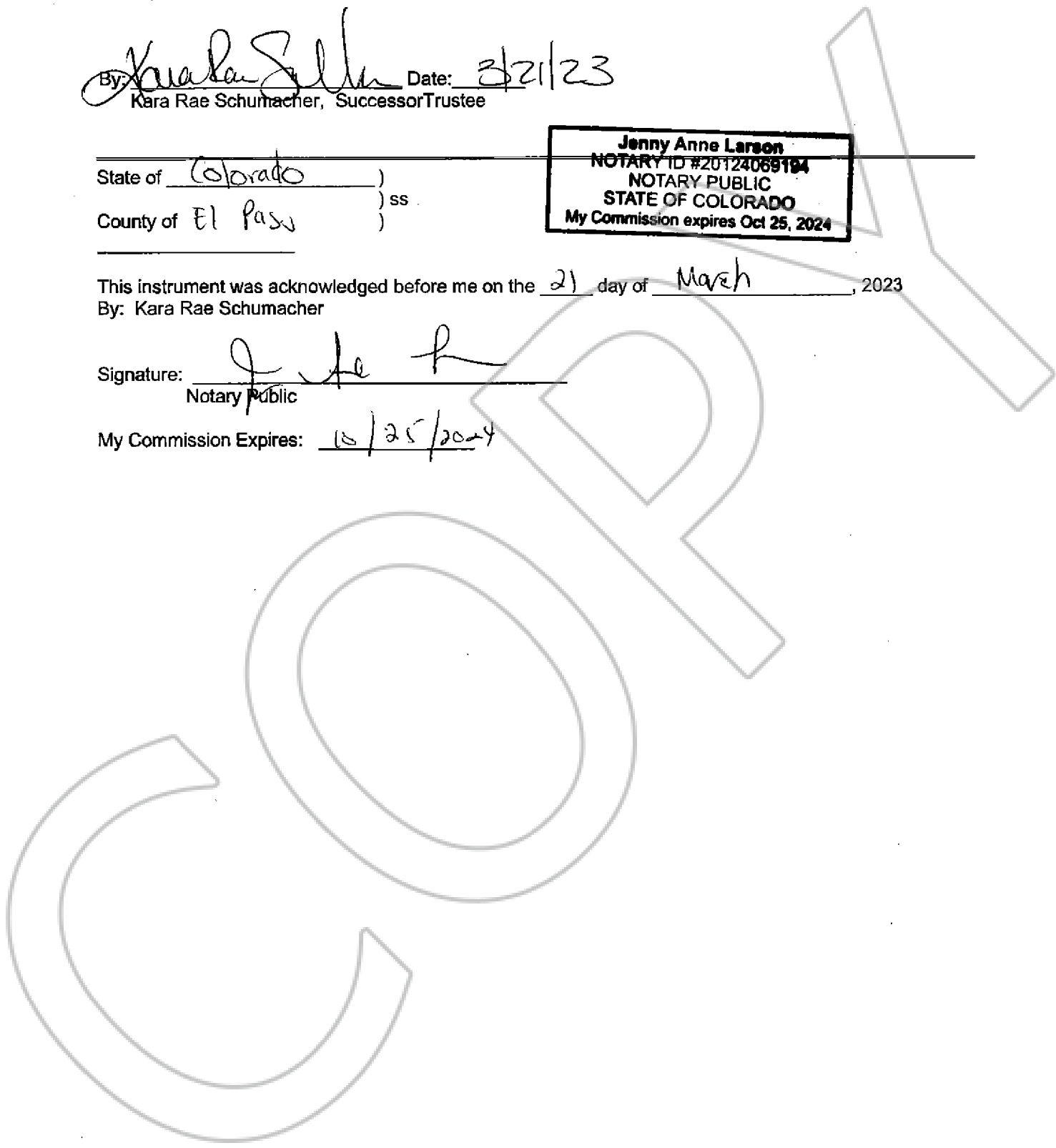
State of Colorado)
County of El Paso) ss

Jenny Anne Larson
NOTARY ID #20124069194
NOTARY PUBLIC
STATE OF COLORADO
My Commission expires Oct 25, 2024

This instrument was acknowledged before me on the 21 day of March, 2023
By: Kara Rae Schumacher

Signature: Jenny Anne Larson
Notary Public

My Commission Expires: 10/25/2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-28-110-020
 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 \$ 680,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 680,000.00
 d. Real Property Transfer Tax Due \$ 2,652.00

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

5. Partial Interest: Percentage being transferred: 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 KA Capacity Grantor Escrow
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Kara Rae Schumacher, Successor
Trustee of the June G. Miller Revocable
Living Trust dated July 14, 2021
 Address: 69 Cheyenne Mountain Blvd.
 City: Colorado Springs
 State: CO Zip: 80906

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Robert A. Didero and Christine L.
Didero
 Address: 2988 Hot Springs Road
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1880731 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED