

DOUGLAS COUNTY, NV **2023-995933**
RPTT:\$1911.00 Rec:\$40.00
\$1,951.00 Pgs=2 **04/26/2023 08:55 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1420-07-114-015
R.P.T.T.	\$1,911.00
File No.:	1978393 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Equity Trust Company Custodian FBO Allison Baglin IRA	
265 Old Barn Road, Suite 964	
Genoa89411	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Sandra K. McLaughlin, Trustee of The Sandra McLaughlin Trust under Agreement dated September 24, 2015** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Equity Trust Company Custodian FBO Allison Baglin IRA**, 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 37, Block J as set forth on the Map of VALLEY VISTA ESTATES I, PHASE 1A, filed for record in the Office of the Douglas County Recorder, on June 2, 1994, in Book 694, Page 437, as Document No. 338792, Official Records.

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: March 29, 2023

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

The Sandra McLauchlin Trust

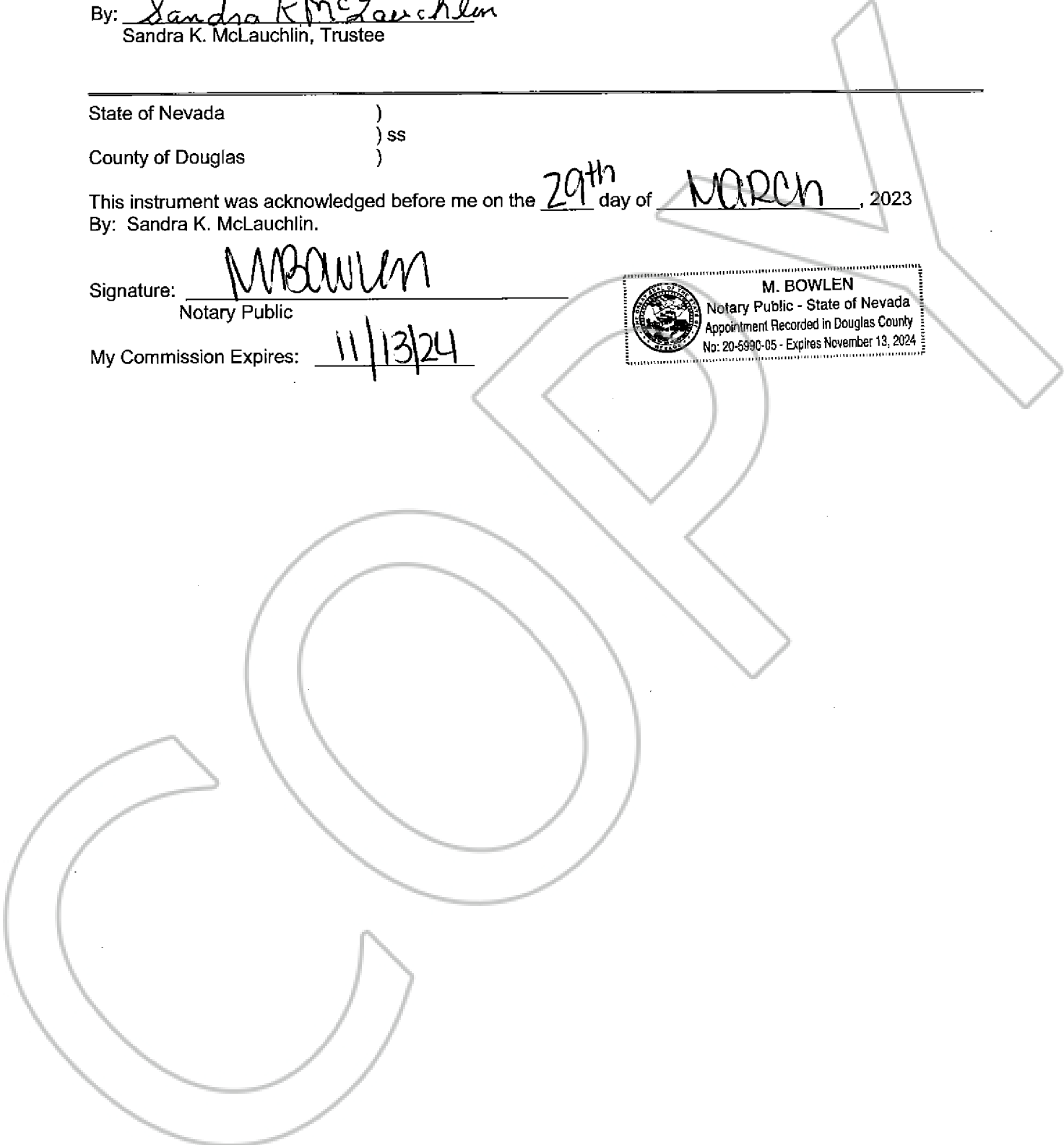
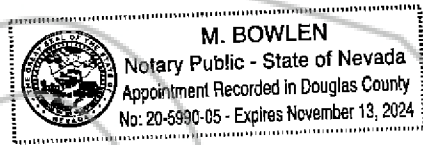
By: Sandra K McLauchlin
Sandra K. McLauchlin, Trustee

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 29th day of MARCH, 2023
By: Sandra K. McLauchlin.

Signature: M. Bowlen
Notary Public

My Commission Expires: 11/13/24



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-114-015
 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 \$ 490,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 490,000.00
 d. Real Property Transfer Tax Due \$ 1,911.00

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

5. Partial Interest: Percentage being transferred: _____ %
 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 MBOWLIN Capacity Escrow Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Sandra K. McLaughlin, Trustee of The Sandra McLaughlin Trust under Agreement dated September 24, 2015
 Address: 891 Valley Vista Drive
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Equity Trust Company Custodian FBO Allison Baglin IRA
 Address: 265 Old Barn Road, Suite 964
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1978393 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED