

DOUGLAS COUNTY, NV
RPTT:\$1638.00 Rec:\$40.00
\$1,678.00 Pgs=3

2023-996445
05/15/2023 01:34 PM

TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO

Ronald E Edeal, Trustee of the Edeal Family Trust
Dated June 1, 2015
1853 Nez Perce Drive
South Lake Tahoe, CA 96150

MAIL TAX STATEMENTS TO.
Same as above

Escrow No 2301085-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons
(Pursuant to NRS 239b 030)

APN No · 1320-29-111-048
R.P T T. \$1,638.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH- That Barbara R Guerin and Michael R Guerin, wife and husband as
joint tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Ronald E Edeal, Trustee of the Edeal Family Trust Dated June 1, 2015

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

Barbara R. Guerin
Barbara R. Guerin

Michael R. Guerin
Michael R. Guerin


STATE OF NEVADA
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on ,
by Barbara R. Guerin and Michael R. Guerin

May 15, 2023

Tyler Macaluso
NOTARY PUBLIC

 TYLER MACALUSO
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 15-3878-2 - Expires September 23, 2024

Escrow No 2301085-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situate in the City of Minden, County of Douglas, State of Nevada, described as follows.

PARCEL 1:

Unit 354, as shown on the Final Map No. 1008-7A for Winhaven, Unit No. 7, Phase A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, Nevada on November 17, 1995, in Book 1195 of Official Records at Page 2675, as document No. 374950.

PARCEL 2:

A non-exclusive easement for use, enjoyment, ingress and egress over the Common Area as set forth in Declaration of Covenants, Conditions and Restrictions recorded September 29, 1990, in Book 990, Page 4348 as Document No. 235644, Official Records.

APN: 1320-29-111-048

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

- 1. Assessor Parcel Number(s)
 - a. 1320-29-111-048
 - 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
 - i. Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$ 420,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 420,000.00
- d. Real Property Transfer Tax Due: \$ 1,638.00

- 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 *Barbara R. Guerin* Capacity AGENT
Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Barbara R. Guerin and Michael R Guerin
Address: 1486 Redmond Dr
City: Reno
State: NV Zip: 89511

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Ronald E. Edeal, Trustee of the Edeal Family Trust Dated June 1, 2015
Address: 1853 Nez Perce Drive
City: South Lake Tahoe
State: CA Zip: 96150

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02301085-020-RLT
Address: 1483 US Highway 395 N, Suite B
City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED