

APN: 1220-21-710-108
RETURN RECORDED DEED TO:
ANDREA K. PRESSLER, ESQ.
JOHNSON LAW PRACTICE, PLLC
611 Sierra Rose Dr., Suite A
Reno, NV 89511

GRANTEE/MAIL TAX STATEMENTS TO:
GILBERT EDWARD MENDOZA and
PAMELA KAYE MENDOZA, Trustees
753 Hornet Drive
Gardnerville, NV 89460

The party executing this document 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

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on 5-17, 2023, by and between PAMELA KAYE MENDOZA and GILBERT E. MENDOZA, wife and husband as joint tenants, grantors, and GILBERT EDWARD MENDOZA and PAMELA KAYE MENDOZA, Trustees of "THE MENDOZA FAMILY 2023 TRUST," dated May 17, 2023, grantees,

WITNESSETH:

That the grantors, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to them in hand paid by the grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the grantees, and to their successors and assigns, all that certain parcel of real property located in Douglas County, State of Nevada, and more particularly described as follows:

(See, Exhibit "A" attached hereto and incorporated herein by this reference.)

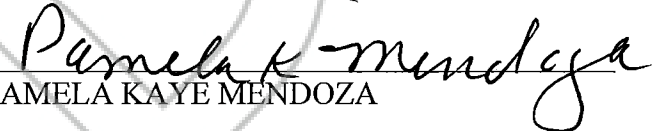
TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.



GILBERT E. MENDOZA




PAMELA KAYE MENDOZA

STATE OF NEVADA)
 : ss.
WASHOE COUNTY)

On 5/17, 2023, personally appeared before me, a notary public, GILBERT E. MENDOZA and PAMELA KAYE MENDOZA, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.





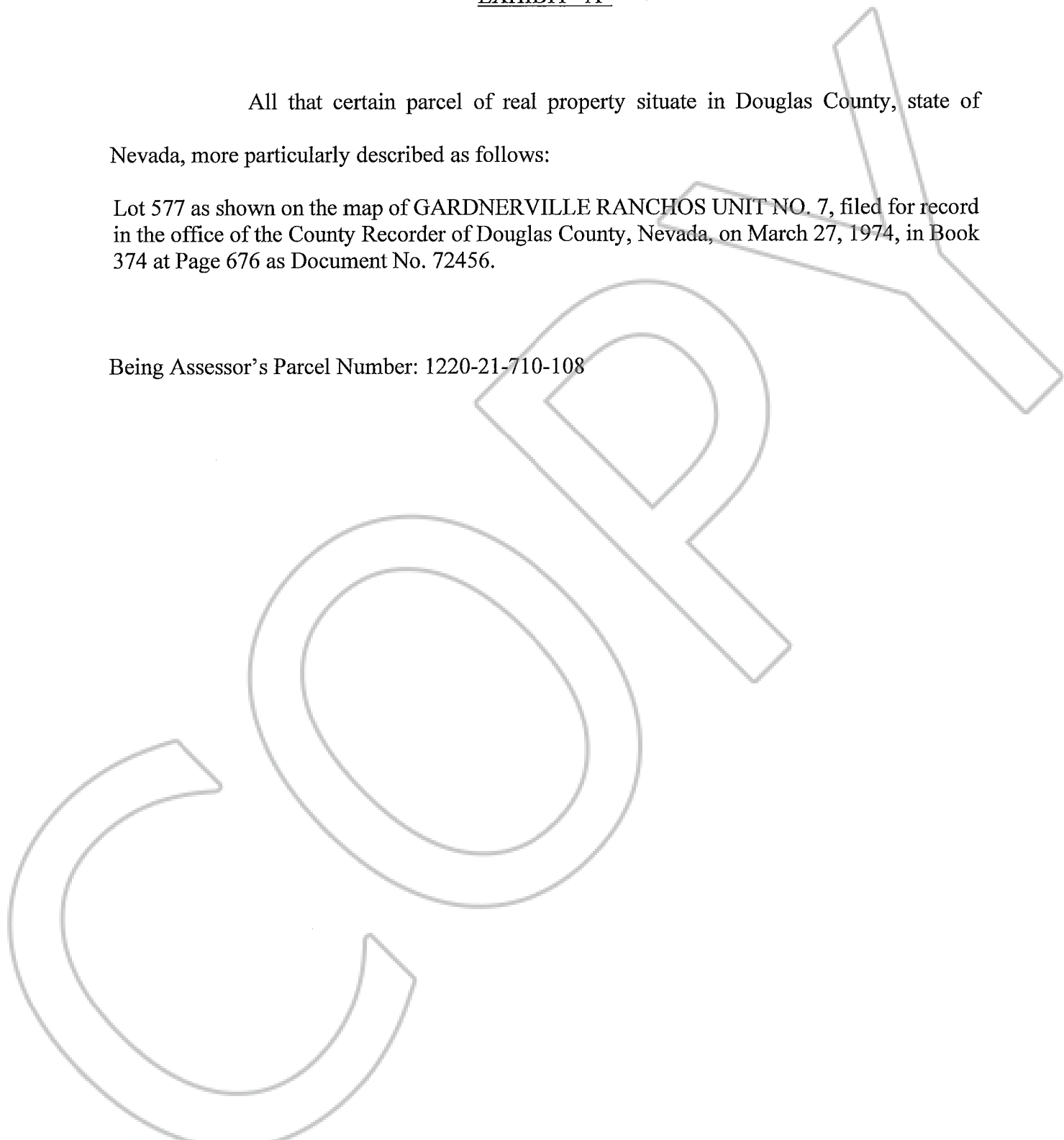
NOTARY PUBLIC

EXHIBIT "A"

All that certain parcel of real property situate in Douglas County, state of Nevada, more particularly described as follows:

Lot 577 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374 at Page 676 as Document No. 72456.

Being Assessor's Parcel Number: 1220-21-710-108



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a. 1220-21-710-108
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'/Ind'l
g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: 5/23/23 Trust Ok~A.B.	

- 3.a. Total Value/Sales Price of Property \$ _____
b. Deed in Lieu of Foreclosure Only (value of property (_____)
c. Transfer Tax Value: \$ _____
d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
a. Transfer Tax Exemption per NRS 375.090, Section 7
b. Explain Reason for Exemption: A transfer of title to a trust without consideration if certificate of trust is presented at the time of transfer

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] Capacity: Grantor

Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Pamela Kaye Mendoza, et al.
Address: 753 HORNET DR
City: GARDNERVILLE
State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Mendoza Family 2023 Trust
Address: 753 HORNET DR
City: GARDNERVILLE
State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
Print Name: JOHNSON LAW PRACTICE Escrow # _____
Address: 611 Sierra Rose Dr, Ste A
City: Reno State: NV Zip: 89511