

DOUGLAS COUNTY, NV **2023-996704**
RPTT:\$468.00 Rec:\$40.00
\$508.00 Pgs=4 05/23/2023 09:40 AM
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1022-19-001-003
R.P.T.T.	\$ 468.00
File No.:	2004448 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Blake Lengle	
9615 Sunland Place	
Shadow Hills, CA 91040	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Alfred R. Casas and Janet W. Casas, Trustees of the Alfred and Janet Casas Revocable Living Trust** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Blake Lengle, a single man**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 29, in Block A, as shown on the Official Map of HOLBROOK HIGHLANDS, filed for record in the office of the County Recorder of Douglas County, State of Nevada on March 22, 1978, in Book 378, Page 1422 as Document No. 18825, 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: May 7, 2023

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

Alfred and Janet Casas Revocable Living Trust

By: _____ Date: _____
Alfred R. Casas, Trustee

By: Janet W. Casas Date: May 17, 2023
Janet W. Casas, Trustee

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2023
By: Alfred R. Casas

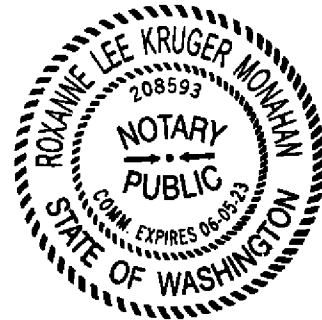
Signature: _____
Notary Public

My Commission Expires: _____

State of Washington)
County of King) ss

This instrument was acknowledged before me on the 17th day of May, 2023
By: Janet W. Casas

Signature: Roxanne Lee Kruger Monahan
Notary Public RoxAnne Lee Kruger Monahan
Notary Public, Washington State
My Commission Expires: 06/05/2023



Alfred and Janet Casas Revocable Living Trust

By: FR Date: 05/07/2023
Alfred R. Casas, Trustee

By: _____ Date: _____
Janet W. Casas, Trustee

State of CA)
County of Orange) ss

This instrument was acknowledged before me on the 07th day of May, 2023
By: Alfred R. Casas

Signature: See Attached
Notary Public

My Commission Expires: 11/19/2024

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2023
By: Janet W. Casas

Signature: _____
Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

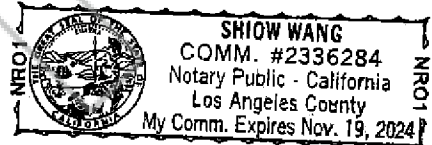
On 05/07/2023 before me, Shiow Wang, Notary Public
(insert name and title of the officer)

personally appeared Alfred R. Casas
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-19-001-003
 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 \$ 120,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 120,000.00
 d. Real Property Transfer Tax Due \$ 468.00

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 *Cynthia Haggard* Capacity Escrow
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Alfred R. Casas, Janet W. Casas,
Trustees of the Alfred, and Janet Casas
Revocable Living Trust
 Address: 1730 E Stearns Ave
 City: La Habra
 State: CA Zip: 90631

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Blake Lengle
 Address: 9615 Sunland Place
 City: Shadow Hills
 State: CA Zip: 91040

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2004448 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410