

A.P.N.: 1320-33-714-010

R.P.T.T.: 2,047.50

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:
Cecilia Fairley and Rachel Fairley
1322 Petar Lane
Gardnerville, NV 89410**

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That Sylvia L. Terzich, Trustee or her successors in trust, under the Terzich Living Trust, dated June 01, 2011, and any amendments thereto

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to Rachel Fairley, a married woman as her sole and separate property and Cecilia Fairley, an unmarried woman as Joint Tenants

all that real property situated in Douglas County, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS
EXHIBIT "A"**

**COMMONLY KNOWN ADDRESS:
1322 Petar Lane
Gardnerville, NV 89410**

SUBJECT TO: 1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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

Terzich Living Trust dated June 1, 2011

By: Sylvia L. Terzich, Trustee
Sylvia L. Terzich, Trustee

By: _____
, Trustee

STATE OF NEVADA
COUNTY OF ~~Washoe~~ Douglas

This instrument was acknowledged before me on this 18 day of May, 2023,

by Sylvia L. Terzich, Trustee

Sherry Whitney
Signature of notarial officer

My Commission Expires: 2/23/25

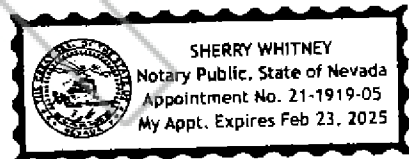


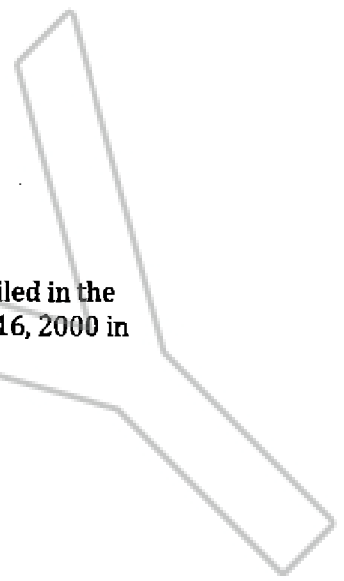
EXHIBIT A

APN: 1320-33-714-010

Lot 10 in Block A of Chichester Estates Phase 6, according to the Map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada on February 16, 2000 in Book 200, Page(s) 2552 as Document Number 486411.

Tax ID: 1320-33-714-010

DRAFT



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-33-714-010
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sale Price of Property: \$525,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$525,000.00
 d. Real Property Transfer Tax Due: \$2,047.50

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: _____ Capacity: Grantor
 Signature: [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sylvia L. Terzich, Trustees of Terzich Living Trust dated June 1, 2011 Print Name: Cecilia Fairley and Rachel Fairley
 Address: 1755 E. PLUMB LN #200 Address: 1322 Petar Lane
 City: Reno City: Gardnerville
 State: NV Zip: 89502 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Landmark Title Assurance Agency of Nevada Esc. #: 23-1860-DP
 Address: 1755 East Plumb Lane, 260
 City: Reno State: NV Zip: 89502

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED