DOUGLAS COUNTY, NV

2023-996968

RPTT:\$2886.00 Rec:\$40.00 \$2,926.00 Pgs=2

06/01/2023 11:44 AM

FIRST AMERICAN TITLE MINDEN
SHAWNYNE GARREN, RECORDER

A.P.N.:

1220-16-115-002

File No:

143-2663998 (et)

R.P.T.T.:

\$2,886.00

When Recorded Mail To: Mail Tax Statements To: THE SCOTT AND GABRIELA POWELL 2020 REVOCABLE TRUST 1210 Sorensen Court Gardnerville, NV 89460

## GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Paula Lenore Blizzard, Successor Trustee under the Walter and Diane Blizzard Trust Agreement dated July 14, 2005 and any amendments thereto

do(es) hereby GRANT, BARGAIN and SELL to

SCOTT S. POWELL AND GABRIELA H. POWELL, TRUSTEES OF THE SCOTT AND GABRIELA POWELL 2020 REVOCABLE TRUST U/A DATED JUNE 4, 2020

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

LOT 104, BLOCK F, AS SHOWN ON THE FINAL MAP PLEASANTVIEW PHASE 5, FINAL SUBDIVISION MAP NO. 1009-5, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 6, 1995, IN BOOK 1295, AT PAGE 788, AS FILE NO. 376390.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

## Subject to

- 1. All general and special taxes for the current fiscal year.
- 2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Paula Lenore Blizzard, Successor Trustee under the Walter and Diane Blizzard Trust Agreement dated July 14, 2005 and any amendments thereto

Paula Lenore Blizzard, Successor Trustee

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COUNTY OF DOUGLAS TOUR ST

This instrument was acknowledged before me on Paula Lenore Blizzard, Successor Trustee.

Mass M

(My-eommission expires:

ANGIE M. HOLMGREN
COMM. # 2411942
UNDER THE PROPERTY OF THE PR

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2663998.

## STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Numbe	r(s)		
	1220-16-115-002	·		\ \
b)_				\ \
c)_ d)				\ \
				\ \
2.	Type of Property			
a)	Vacant Land	b) Y Single Fam. Res.	FOR RECORDERS	OPTIONAL USE
c)	Condo/Twnhse	d) 2-4 Plex	Book Pag	ge:
e)	Apt. Bldg.	f) Comm'l/Ind'l	Date of Recording:	
g)	Agricultural	h) Mobile Home	Notes:	
i)	Other			
3.	a) Total Value/Sales Pri	ce of Property:	\$740,000.00	
	b) Deed in Lieu of Fored	closure Only (value of prop	perty) (\$	)
	c) Transfer Tax Value:		\$740,000.00	
	d) Real Property Transf	er Tax Due	\$2,886.00	
4.	If Exemption Claime	<u>d:</u>	\ / /	
	a. Transfer Tax Exemp	tion, per 375.090, Section	· / /	
	b. Explain reason for ex	xemption:	\	
_				
5.	Partial Interest: Percent		%	
375	ine undersigned decia 060 and NRS 375 110	res and acknowledges, un , that the information p	ider penalty of perjury,	pursuant to NRS
info	rmation and belief, and	can be supported by docu erein. Furthermore, the	imentation if called upo	n to substantiate
the	information provided by	erein Furthermore the		
	ned examption or other	r determination of addition	parties agree that disa	llowance of any
10%	of the tax due plus into	er determination of addition erest at 1% per month. F	onal tax due, may resul Pursuant to NRS 375.03	Illowance of any t in a penalty of 0, the Buyer and
Selle	of the tax due plus interest shall be jointly and se	er determination of additional additional areas at 1% per month. Fiverally liable for any additional additiona	onal tax due, may resul Pursuant to NRS 375.03 onal amount owed.	t in a penalty of 0, the Buyer and
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Sign Sign Prin Add City Stat	The Walter and Trust Agreement Name:  San Francisco  E SAN FRANCISCO  E CA  MPANY/PERSON REQUES  The Walter and Trust Agreement Name:  San Francisco  E CA  MPANY/PERSON REQUES  The Walter and Trust Agreement Name:  San Francisco  E CA	INFORMATION  INFOR	Pursuant to NRS 375.03 onal amount owed. Capacity:	NFORMATION ED) T AND POWELL 2020 LE TRUST sen Court Zip: 89460
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Sign Sign Sign Add City State	The Walter and Trust Agreement Name:  San Francisco  E. San Francisco  E. CA  MPANY/PERSON REQUES  First American Tables  Name: Company  Tess 1663 US Highway  Minden	INFORMATION  INFOR	Pursuant to NRS 375.03 onal amount owed. Capacity: Succes Capacity: REQUIRITHE SCOTE GABRIELA Print Name: REVOCAB Address: 1210 Soren City: Gardnerville State: NV (required if not seller ille Number: 143-266399 itate: NV	NFORMATION ED) T AND POWELL 2020 LE TRUST sen Court  Zip: 89460 T or buyer)  88 et/ et p: 89423