

DOUGLAS COUNTY, NV
RPTT:\$1657.50 Rec:\$40.00
\$1,697.50 Pgs=3 2023-997078
06/02/2023 12:59 PM
SIGNATURE TITLE - MINDEN
SHAWNYNE GARREN, RECORDER

A.P.N.: 1420-30-001-012

RECORDING REQUESTED BY:
Signature Title Company LLC
1664 Highway 395 Suite 106
Minden, NV 89423

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

Dave C. Rouse and Marcy Rathjen Rouse
253 Beverly Way
Gardnerville, NV 89460

Escrow No.: 710218-NF

RPTT \$1,657.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Dustin Turner and Nicole Turner, as trustees of the Dustin and Nicole Turner Family Trust Agreement dated 7-08-21

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Dave C. Rouse and Marcy Rathjen Rouse, husband and wife as joint tenants with right of survivorship

all that real property in the City of Minden, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Dustin Turner and Nicole Turner, as trustees of the Dustin and Nicole Turner Family Trust Agreement dated 7-08-21

[Signature]

By: Dustin Turner, Trustee

[Signature]
By: Nicole Turner, Trustee

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 05/23/2023

by DUSTIN TURNER AND NICOLE TURNER

[Signature] (seal)
Notary Public



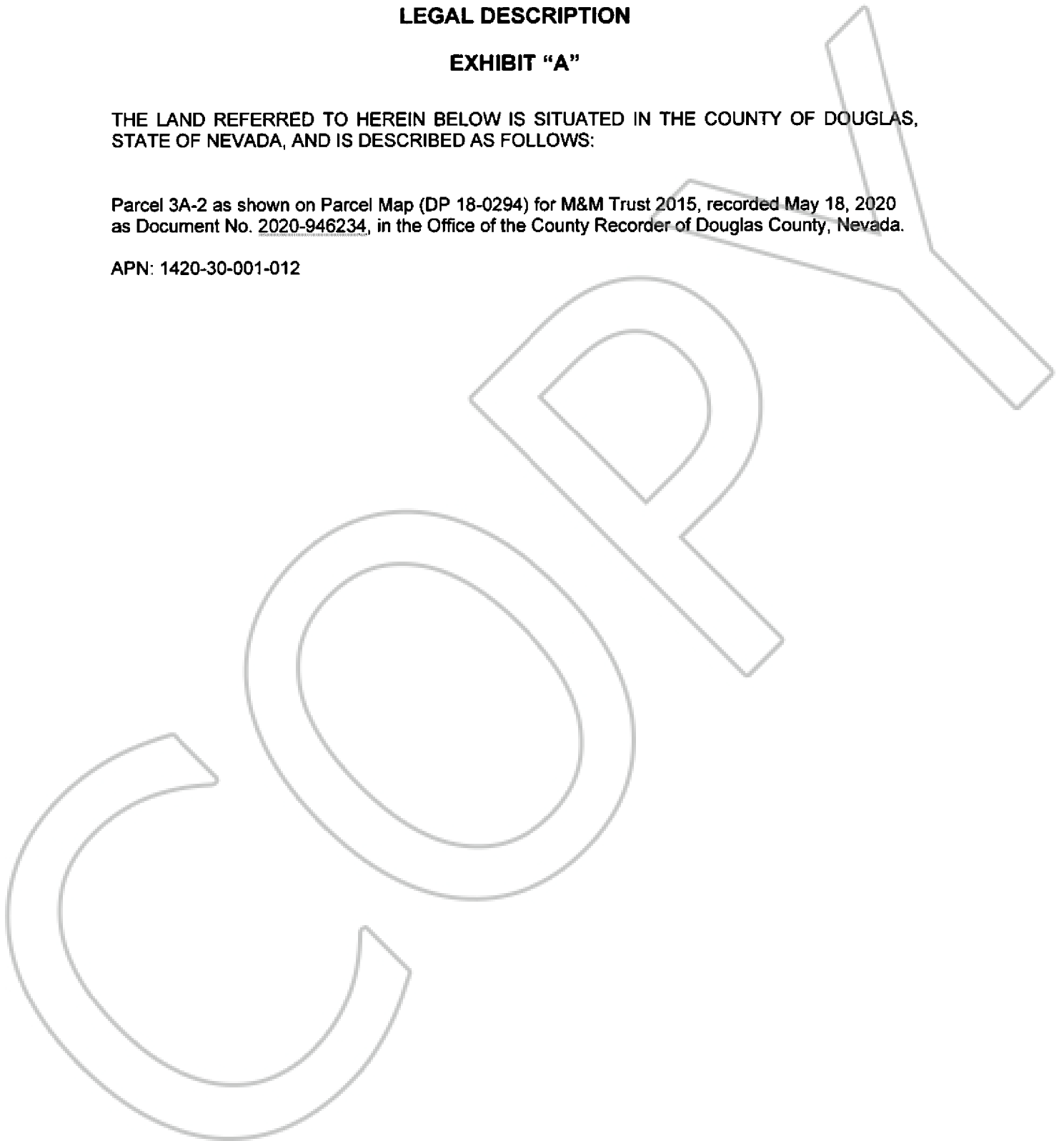
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Parcel 3A-2 as shown on Parcel Map (DP 18-0294) for M&M Trust 2015, recorded May 18, 2020
as Document No. 2020-946234, in the Office of the County Recorder of Douglas County, Nevada.

APN: 1420-30-001-012



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-30-001-012
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$425,000.00
Transfer Tax Value ()
Real Property Transfer Tax Due: \$425,000.00
\$1,657.50

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 %

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 *M Tracy* *Agent*
Signature _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Dustin Turner and Nicole Turner, as trustees of the Dustin and Nicole Turner Family Trust Agreement dated 7-08-21
Address: 772 Mammoth Way
Gardnerville, NV 89460

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Dave C. Rouse and Marcy Rathjen Rouse
Address: 253 Beverly Way
Gardnerville, NV 89460

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

Print Name: Signature Title Company LLC Escrow #: 710218-NF
Address: 1664 Highway 395 Suite 106, Minden, NV 89423