

DOUGLAS COUNTY, NV

2023-997134

RPTT:\$885.30 Rec:\$40.00

\$925.30 Pgs=2

06/05/2023 03:36 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1420-07-411-034

R.P.T.T.:

885.30

RECORDING REQUESTED BY:

OGDEN LAW FIRM, PC

AND WHEN RECORDED MAIL TO:

Daniel J. Ogden
OGDEN LAW FIRM, PC
1535 J STREET, SUITE A
Modesto, California, 95354

Space above this line for Recorder's use only

GRANT DEED

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

LYNN H. STINSON, TRUSTEE OF THE STINSON FAMILY 1999 TRUST

hereby GRANT(S) to:

MARIO AVILA AND AMANDA AVILA, husband and wife, as community property with right of survivorship,

the following real property in the County of Douglas, State of Nevada, and more particularly described as:

Lot 63, of Ridgeview Estates, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on December 27th, 1972, as Document No. 63503.

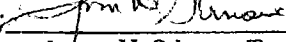
EXCEPTING THEREFROM any mobile home or manufactured housing unit and appurtenances, if any, located on said land.

Assessors Parcel No.: 1420-07-411-034.

Dated: 6-1-23

GRANTOR

STINSON FAMILY 1999 TRUST

By: 
Name: Lynn. H. Stinson, Trustee

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~~ Nevada

County of ~~Stanislaus~~ Douglas

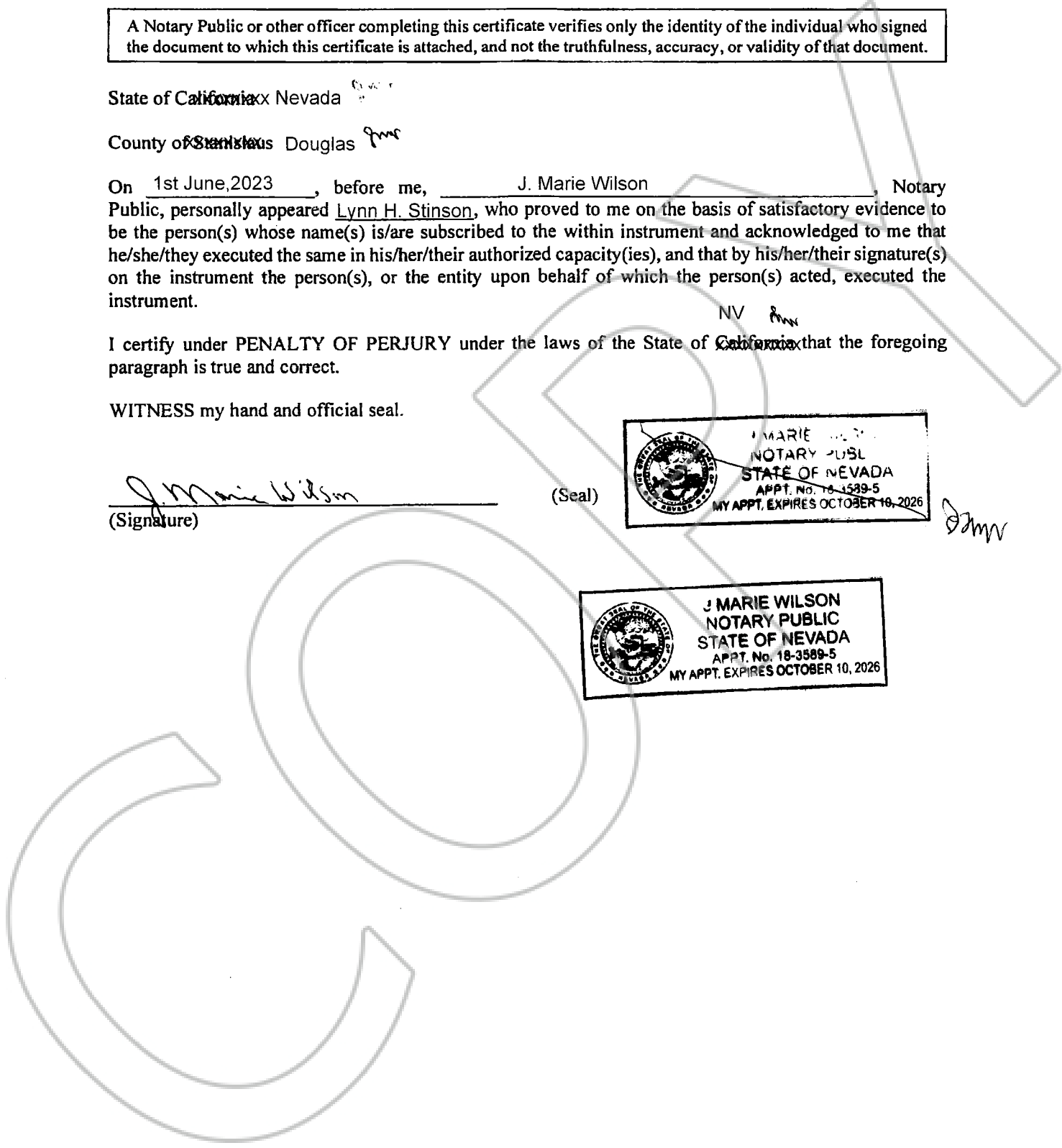
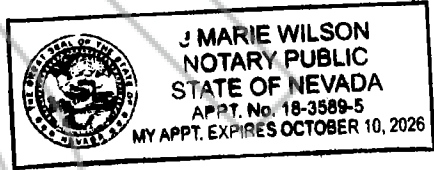
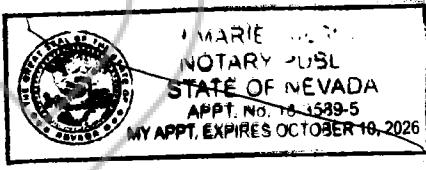
On 1st June, 2023, before me, J. Marie Wilson, Notary Public, personally appeared Lynn H. Stinson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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~~ Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

J. Marie Wilson
(Signature)

(Seal)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-411-034
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other: _____ | |

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

- | | |
|---|---------------------|
| 3. a. Total Value/Sale Price of Property: | <u>\$226,624.84</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$226,624.84</u> |
| d. Real Property Transfer Tax Due: | <u>\$885.30</u> |

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: *Lynn H. Stinson* Capacity: _____ Grantor

Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Lynn H. Stinson, Trustee of The Stinson Family 1999 Trust</u>	Print Name: <u>Mario Avila and Amanda Avila</u>
Address: <u>2681 Sunset Ridge</u>	Address: <u>3420 Basalt Drive</u>
City: <u>Gardnerville</u>	City: <u>Carson City</u>
State: <u>NV</u> Zip: <u>89410</u>	State: <u>Nevada</u> Zip: <u>89705</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23035001-SH

Address: 1450 Ridgeview Dr, Ste 100

City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED