

APN: 1320-30-612-011
R.P.T.T.: \$2,301.00
Escrow No.: 23034881-ES
When Recorded Return To:
Scott Nye and Gina Nye
22340 Longeway Rd.
Sonora, CA 95370

Mail Tax Statements to:
Scott Nye and Gina Nye
22340 Longeway Rd.
Sonora, CA 95370

DOUGLAS COUNTY, NV
RPTT:\$2301.00 Rec:\$40.00
\$2,341.00 Pgs=2
2023-997139
06/06/2023 08:22 AM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Elizabeth A. Diaz, Trustee of The Eichar Living Trust, dated May 31, 2018

do(es) hereby Grant, Bargain, Sell and Convey to

Scott Nye and Gina Nye, husband and wife, as joint tenants with right of survivorship

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

Lot 44, in Block G, of Final Map for La Costa at Monte Vista, Phase 1, Map PD 02-04, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on April 25th, 2005, as Document No. 642625.

Assessors Parcel No.: 1320-30-612-011

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

Dated this 30 day of May, 2023.

The Eichar Living Trust, dated May 31, 2018, and any amendments thereto

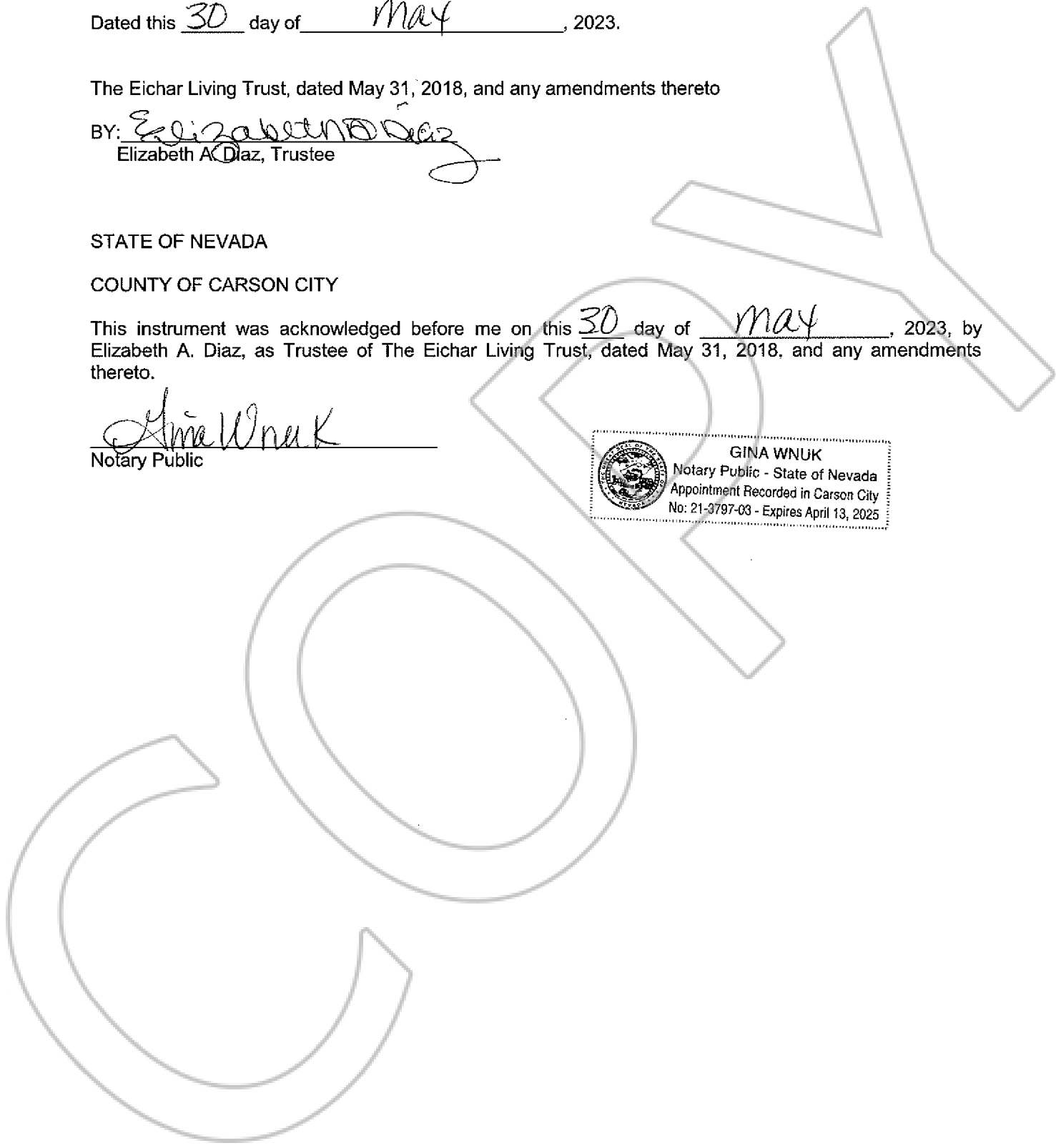
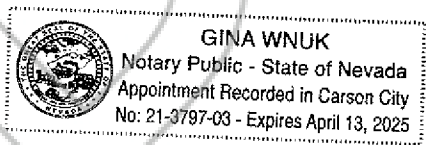
BY: Elizabeth A. Diaz
Elizabeth A. Diaz, Trustee

STATE OF NEVADA

COUNTY OF CARSON CITY

This instrument was acknowledged before me on this 30 day of May, 2023, by Elizabeth A. Diaz, as Trustee of The Eichar Living Trust, dated May 31, 2018, and any amendments thereto.

Gina Wnuk
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-30-612-011
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" 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 |
| <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: \$590,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$590,000.00
 d. Real Property Transfer Tax Due: \$2,301.00

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

5. Partial Interest: Percentage Being Transferred: 100.00%

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: Elizabeth A. Diaz Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Elizabeth A. Diaz, Trustee of The Eichar Living Trust, dated May 31, 2018</u>	Print Name: <u>Scott Nye and Gina Nye</u>
Address: <u>711 Adler Rd.</u>	Address: <u>22340 Longeway Rd.</u>
City: <u>Gardnerville</u>	City: <u>Sonora</u>
State: <u>NV</u> Zip: <u>89423</u>	State: <u>California</u> Zip: <u>95370</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23034881-ES
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED