

DOUGLAS COUNTY, NV **2023-997586**
RPTT:\$2008.50 Rec:\$40.00
\$2,048.50 Pgs=3 **06/15/2023 12:38 PM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Guadalupe Ortiz, Trustee
4200 Timberline Drive
Carson City NV 89703

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2301465-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1220-21-510-233
R.P.T.T. \$2,008.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That William E. Meadows, Successor Trustee of the Meadows Family Trust, dated May 15, 1990

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Guadalupe Ortiz, Trustee of the Guadalupe Ortiz Revocable Living Trust dated October 26, 1994 and restated July 30, 2021

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

William E. Meadows, Successor Trustees
of the Meadows Family Trust, dated
May 15, 1990

W E Meadows

William E. Meadows, Successor Trustee

in New Hampshire } ss:
STATE OF NEVADA }
COUNTY OF DOUGLAS }
in Rockingham

This instrument was acknowledged before me on, 6 June 2023
by William E. Meadows

[Signature]
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02301465.



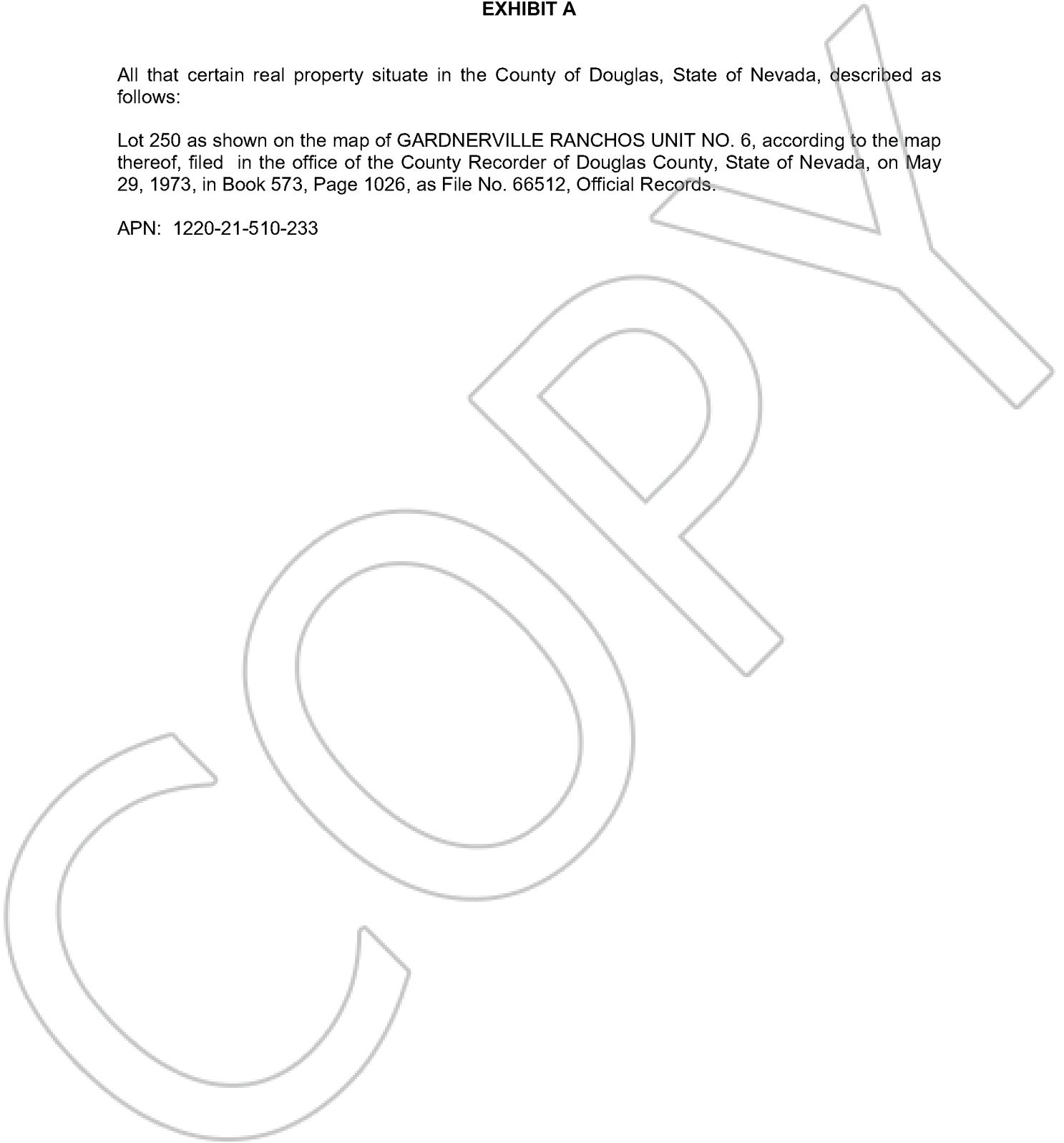
Order No.: 02301465-RLT

EXHIBIT A

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

Lot 250 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512, Official Records.

APN: 1220-21-510-233



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a. 1220-21-510-233
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
i. Other _____

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property: \$ 515,000.00
b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
c. Transfer Tax Value \$ 515,000.00
d. Real Property Transfer Tax Due: \$ 2,008.50

4. **If Exemption Claimed**
a. Transfer Tax Exemption, per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 *Suz Allreal* Capacity Agent
Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
Print Name: William E. Meadows, Successor
Trustees of the Meadows Family Trust, dated May
15, 1990
Address: 93 Saratoga Way
City: Portsmouth
State: NH Zip: 03801

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
Print Name: Guadalupe Ortiz, Trustee of the
Guadalupe Ortiz Revocable Living Trust
established October 26, 1994 and restated July
30, 2021
Address: 4200 Timberline Drive
City: Carson City
State: NV Zip: 89703

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02301465-020-RLT
Address: 1483 US Highway 395 N, Suite B
City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED