

DOUGLAS COUNTY, NV **2023-997625**  
RPTT:\$5362.50 Rec:\$40.00  
\$5,402.50 Pgs=2 **06/16/2023 12:56 PM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1319-03-611-014
<b>R.P.T.T.</b>	\$5,362.50
<b>File No.:</b>	2038015 MF
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Jonathan J. Goodfellow and Teresa V. Goodfellow	
P.O. Box 486	
GenoaGenoa, NV 89411	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Kathryn E. Cain, Trustee of the Wallace Disclaimer Trust** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Jonathan J. Goodfellow and Teresa V. Goodfellow, husband and wife as joint tenants with right of survivorship, and to the heirs and assigns of such Grantee forever**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 59, Block J, as set forth on the final Map of GENOA LAKES, PHASE 1-B, filed in the office of the County Recorder of Douglas County, Nevada on June 28, 1993, in Book 693, at Page 6217, as Document No. 311009, Official Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 15, 2023

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The Wallace Disclaimer Trust

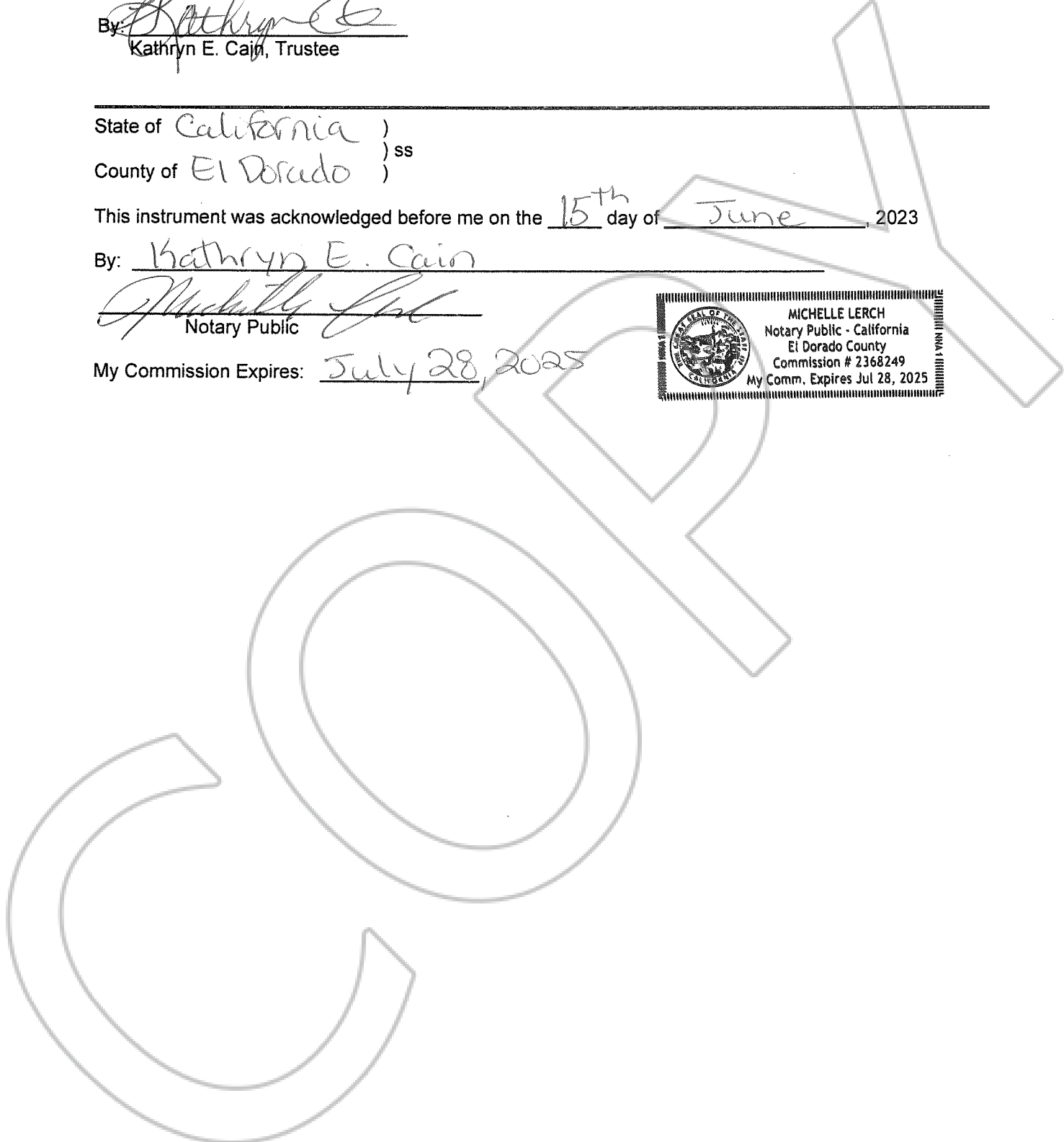
By: *Kathryn E. Cain*  
Kathryn E. Cain, Trustee

State of California )  
County of El Dorado ) ss

This instrument was acknowledged before me on the 15<sup>th</sup> day of June, 2023

By: *Kathryn E. Cain*  
*Michelle Lerch*  
Notary Public

My Commission Expires: July 28, 2025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-03-611-014  
 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 RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property            \$ 1,375,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:                                    \$ 1,375,000.00  
 d. Real Property Transfer Tax Due                    \$ 5,362.50

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 Jonathan J. Goodfellow Capacity Grantor  
 Signature Teresa V. Goodfellow Capacity Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Kathryn E. Cain, Trustee of the Wallace Disclaimer Trust  
 Address: 656 MAIN ST  
 City: Placerville, CA  
 State: Placerville, CA Zip: 95667

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Teresa V. Goodfellow and Jonathan J. Goodfellow  
 Address: P.O. Box 486  
 City: Genoa  
 State: NV Zip: 89411

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 2038015 MF  
 Address: 5390 Kietzke Ln., Suite 101  
 City: Reno State: NV Zip: 89511