

DOUGLAS COUNTY, NV

**2023-997975**

RPTT:\$3997.50 Rec:\$40.00

\$4,037.50 Pgs=3

**06/26/2023 02:38 PM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

**SHAWNYNE GARREN, RECORDER**

APN: 1420-27-310-004

R.P.T.T.: \$3,997.50

Escrow No.: 23034406-DC

When Recorded Return To:

John S. Orr

2876 Jackie Circle

Minden, NV 89423

Mail Tax Statements to:

John S. Orr

2876 Jackie Circle

Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

\*\*\*This document is being executed in counterpart\*\*\*

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Richard C. Randall and Sharon R. Randall, Trustees, or their successors in trust, under The Randall Living Trust, dated February 09, 2004 and any amendments thereto**

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

**John S. Orr, an unmarried man**

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

Lot 4, of Final Subdivision Map of Buckbrush Estates, Phase 1, Map LDA #099-052, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on August 9th, 2000, as Book 800, Page 1587, Document No. 497366.

Assessors Parcel No.: 1420-27-310-004

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

Dated this 21 day of JUNE, 2023.

The Randall Living Trust, dated February 09, 2004 and any amendments thereto

BY: [Signature]  
Richard C. Randall  
Trustee

BY: [Signature]  
Sharon R. Randall  
Trustee

STATE OF NEVADA

~~WASHOE~~ County of Washoe

This instrument was acknowledged before me on this 21<sup>st</sup> day of June, 2023, by Richard C. Randall, as Trustee and ~~Sharon R. Randall~~, as Trustee of The Randall Living Trust, dated February 09, 2004 and any amendments thereto. DC

[Signature]  
Notary Public

D. CLARK  
Notary Public - State of Nevada  
Appointment Recorded in Lyon County  
No: 22-4703-12 - Expires February 21, 2026

Page 3 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 23034406-DC

Dated this 22<sup>nd</sup> day of June, 2023.

The Randall Living Trust, dated February 09, 2004 and any amendments thereto

BY: Sharon R. Randall  
Sharon R. Randall  
Trustee

STATE OF Alaska  
COUNTY OF 4<sup>th</sup> Judicial District of Fairbanks

This instrument was acknowledged before me on this 22<sup>nd</sup> day of June, 2023, Sharon R. Randall, as Trustee of The Randall Living Trust, dated February 09, 2004 and any amendments thereto.

J. Malatek  
Notary Public

J. MALATEK  
NOTARY PUBLIC  
State of Alaska  
My Commission Expires Mar. 22, 2024

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-27-310-004  
 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: \$1,025,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$1,025,000.00  
 d. Real Property Transfer Tax Due: \$3,997.50

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

5. Partial Interest: Percentage Being Transferred: 100.00%

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: [Signature] Capacity: Escrow Officer  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Richard C. Randall and Sharon R. Randall, Trustees, or their successors in trust, under The Randall Living Trust, dated February 09, 2004 and any amendments thereto  
 Print Name: \_\_\_\_\_  
 Address: 14105 Riata Circle  
 City: Reno  
 State: NV Zip: 89521

Print Name: John S. Orr  
 Address: 2876 Jackie Circle  
 City: Minden  
 State: Nevada Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23034406-DC  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703