

DOUGLAS COUNTY, NV

2023-998270

RPTT:\$4680.00 Rec:\$40.00

\$4,720.00 Pgs=3

07/06/2023 12:32 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1022-32-110-049 and
1022-32-110-025
R.P.T.T.: \$4,680.00
Escrow No.: 23035326-SA
When Recorded Return To:
Mary Frances Green and William George
John Green
9441 Wig Wam Way
Reno, NV 89506

Mail Tax Statements to:
Mary Frances Green and William George
John Green
9441 Wig Wam Way
Reno, NV 89506

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James B. Hansen and Anna Lee Hansen, Trustees of The Hansen Family Trust dated October 25, 1995

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

Mary Frances Green and William George John Green, wife and husband, as joint tenants with right of survivorship

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 14th day of June, 2023.

The Hansen Family Trust dated October 25, 1995

BY: James B. Hansen
James B. Hansen
Trustee

BY: Anna Lee Hansen, trustee
Anna Lee Hansen
Trustee

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 14th day of June, 2023, by James B. Hansen, as Trustee and Anna Lee Hansen, as Trustee of The Hansen Family Trust dated October 25, 1995.

Ronda Plamondon
Notary Public

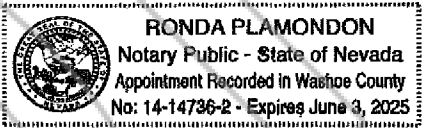
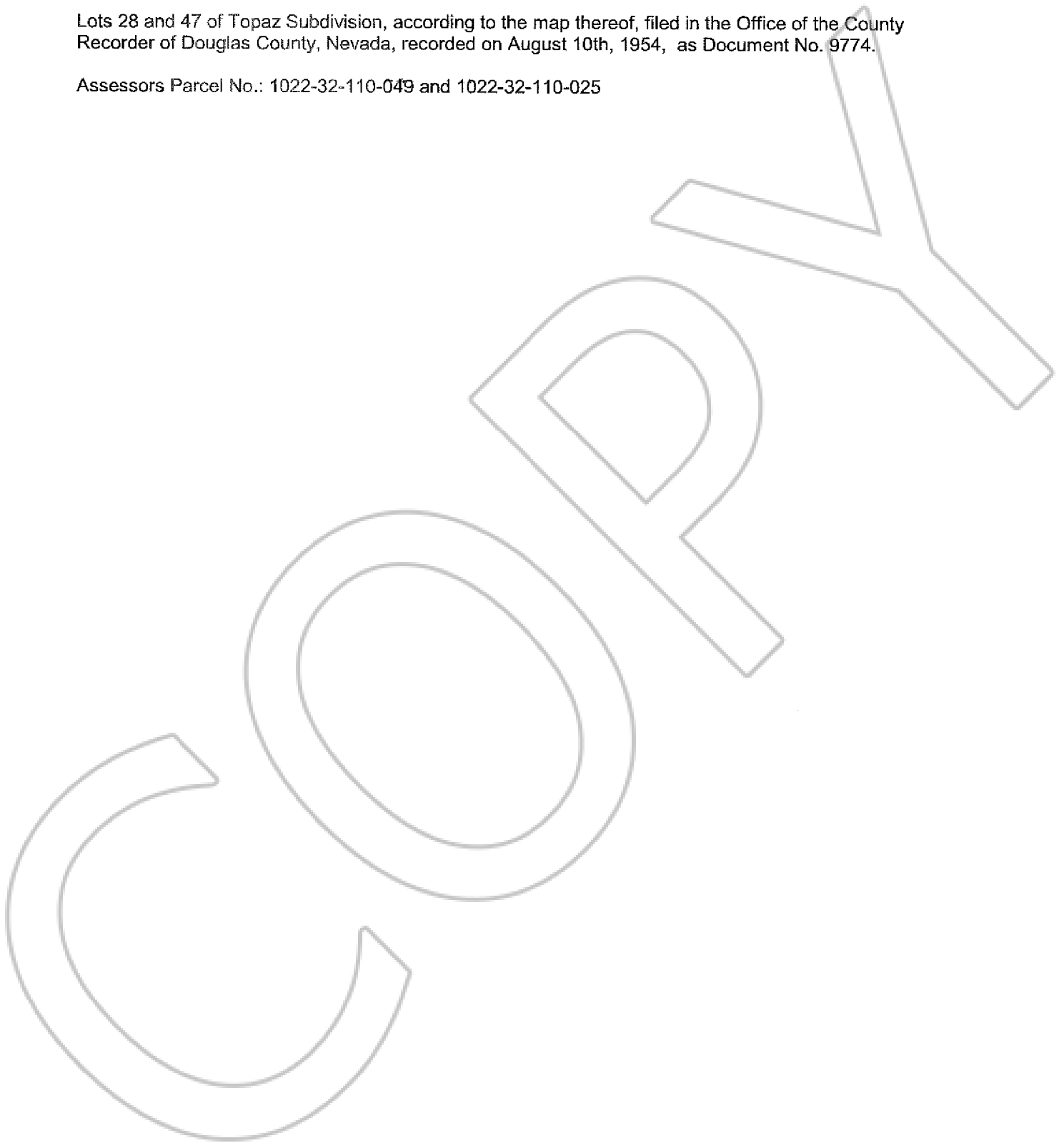


EXHIBIT "A"

Lots 28 and 47 of Topaz Subdivision, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on August 10th, 1954, as Document No. 9774.

Assessors Parcel No.: 1022-32-110-049 and 1022-32-110-025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-32-110-049
 b) 1022-32-110-025
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input checked="" 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 |
| 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>\$1,200,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$1,200,000.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$4,680.00</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: *JH* Capacity: Grantor *Escrow*

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: James B. Hansen and Anna Lee Hansen, Trustees of The Hansen Family Trust dated October 25, 1995

Address: 1452 Glenwood Drive

City: Gardnerville

State: NV Zip: 89460

Print Name: Mary Frances Green and William George John Green

Address: 9441 Wigwam Way

City: Reno

State: Nevada Zip: 89506

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23035326-SA

Address: 1362 Hwy 395, Ste 114

City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED