DOUGLAS COUNTY, NV RPTT:\$13650.00 Rec:\$40.00

2023-998294

\$13,690.00 Pgs=2

07/07/2023 09:30 AM

TICOR TITLE - GARDNERVILLE

SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO: Roxanne Pastore 12183 E Sand Hills Road Scottsdale, AZ 85255

MAIL TAX STATEMENTS TO: SAME AS ABOVE

Escrow No. 2301823-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.: 1219-22-001-007 R.P.T.T. \$13,650.00

SPACE ABOVE FOR RECORDER'S USE ONLY

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Jeffrey C. Reed and Karen E. Reed as Trustors and Co-Trustees of the Reed Family Trust under the Reed Family Trust dated March 29, 1999

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Roxanne Pastore, A Widow

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

Lot 303 in Block A, of JOB'S PEAK RANCH UNIT 3, A Planned Unit Development Final Subdivision Map 2014-3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 5, 2001, in Book 1001, Page 1342, as Document No. 524340, Official Records.

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

Signature and notary acknowledgement on page two.

Jeffrey C. Reed and Karen E. Reed as Trustors and Co-Trustees of the Reed Family Trust under the Reed Family Trust dated March 29, 1999

Jeffrey C. Reed, Co-Trustee

Jeffrey C. Reed and Karen E. Reed as Trustors and Co-Trustees of the Reed Family Trust under the Reed Family Trust dated March 29, 1999

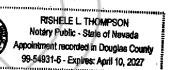
Karen E. Reed, Co-Trustee

STATE OF NEVADA COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 621 2023 by Jeffrey & Reed and Karen E. Reed

NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02301823.

## STATE OF NEVADA DECLARATION OF VALUE FORM

1.	Assessor Parcel Number(s)				\ \	
a.	1219-22-001-007				\ \	
b.			<u></u>		\ \	
C.		<del></del>			\ \	
d.					\ \	
2.	Type of Property:					
ے. a.	□ Vacant Land	b. ✓ Single Fam.	Res E	DECORDERS	OPTIONAL USE ONLY	
C.	☐ Condo/Twnhse	d. □ 2-4 Plex	1	ook	Page	
e.	☐ Apt. Bldg	f.  Comm'I/Ind'		ate of Recording:		
g.	☐ Agricultural	h.   Mobile Hom		otes:		
i.	Other	/	_	7		
0 -	Total Value (Calas Priss	of December		2 500 000 00		
3. a. b.	Total Value/Sales Price Deed in Lieu of Foreclo	The state of the s	porty) \$	3,500,000.00		
	Transfer Tax Value	sure Offity (value of pro	perty) 4	3,500,000.00		
c. d.	Real Property Transfer	Toy Duo:	3	13,650.00		
	, ,	Tax Due.		13,030.00		
4.	If Exemption Claimed			Y /		
	and the second s	mption, per NRS 375.09	90, Section			
	b. Explain Reason fo	r Exemption:	/			
_						
5. —	Partial Interest: Percer	- The state of the	The second second		IDO 075 000 and NDO	
1 ne un	dersigned declares and 0, that the information pro	acknowledges, under	penally of perponent	ury, pursuant to in armation and helief	and can be supported	
by doci	umentation if called upon	to substantiate the info	ormation provide	ed herein. Furtherr	nore, the parties agree	
that dis	allowance of any claimed	d exemption, or other de	etermination of	additional tax due,	may result in a penalty	
of 10%	of the tax due plus inter	est at 1% per month. F	Pursuant to NR	S 375.030, the Bu	yer and Seller shall be	
jointly a	and severally liable for an	y additional amount ow	$\sim$ $^{-}$	10 -	_ 1	
Signa	ture	3 December	Capacity	y <u>Hge</u>	<u> </u>	
Signa	ture		Capacit	у		
and the same of th			/ /	(=D (OD ANTEE)	NEODMATION.	
	SELLER (GRANTOR) IN		BUY	ER (GRANTEE) II		
Duint I	(REQUIRED	The state of the s	Drint Name	(REQUIRE	•	
	Name: Jeffrey C. Reed a ustors and Co-Trustees o		Print Name	e: Roxanne Pastor	е	
	under the Reed Family T					
29, 19	•					
Addre	Address: 1765 Wading Heron Address		Address: 1	dress: 12183 E Sand Hills Road		
City: The Villages		City: Scott	City: Scottsdale			
State: FL Zip: 32163		State: AZ	ate: AZ Zip: 85255			
	OOMBANWEEDO	NI DECUESTING DEC	ODDING (Dam	id if w.a4 Callan	ar Duvari	
Drint I	Name: Ticor Title of Nev	ON REQUESTING REC	Escrow No.			
7%	ss: 1483 US Highway 39			02001020 020		
	State, Zip: Gardnerville, I		<del>-</del>			
_Oity, c	Juico, Lip. Cardillerville, I	11.00-110				

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED