

DOUGLAS COUNTY, NV **2023-998294**
RPTT:\$13650.00 Rec:\$40.00
\$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

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

Karen E. Reed, Co-Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 6/21/2023
by Jeffrey C. 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. _____
 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: \$ 3,500,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 3,500,000.00
 d. Real Property Transfer Tax Due: \$ 13,650.00

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 *Jeffrey C. Reed* Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Jeffrey C. Reed and Karen E. Reed
 as Trustees and Co-Trustees of the Reed Family
 Trust under the Reed Family Trust dated March
 29, 1999
 Address: 1765 Wading Heron
 City: The Villages
 State: FL Zip: 32163

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Roxanne Pastore
 Address: 12183 E Sand Hills Road
 City: Scottsdale
 State: AZ Zip: 85255

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02301823-020-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