

DOUGLAS COUNTY, NV

2023-998738

RPTT:\$195.00 Rec:\$40.00

\$235.00 Pgs=3

07/20/2023 08:49 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARRER, RECORDER

APN: 1220-04-114-023

R.P.T.T.: \$195.00

Escrow No.: 23035809-SA

When Recorded Return To:

Scott M. Smith, Inc.

P.O. Box 7

Wellington, NV 89444

Mail Tax Statements to:

Scott M. Smith, Inc.

P.O. Box 7

Wellington, NV 89444

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

William E. Kernamer, Trustee of The Paula Reynosa Living Trust of 2011 and any amendments thereto

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

Scott M. Smith, Inc.

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 18th day of July, 2023.

The Paula Reynosa Living Trust of 2011 and any amendments thereto

BY: William E. Kennamer
William E. Kennamer
Trustee

STATE OF ~~NEVADA~~ Washington
COUNTY OF Grant

This instrument was acknowledged before me on this 18th day of July, 2023 by William E. Kennamer, as Trustee of The Paula Reynosa Living Trust of 2011 and any amendments thereto.

Greg Hill
Notary Public

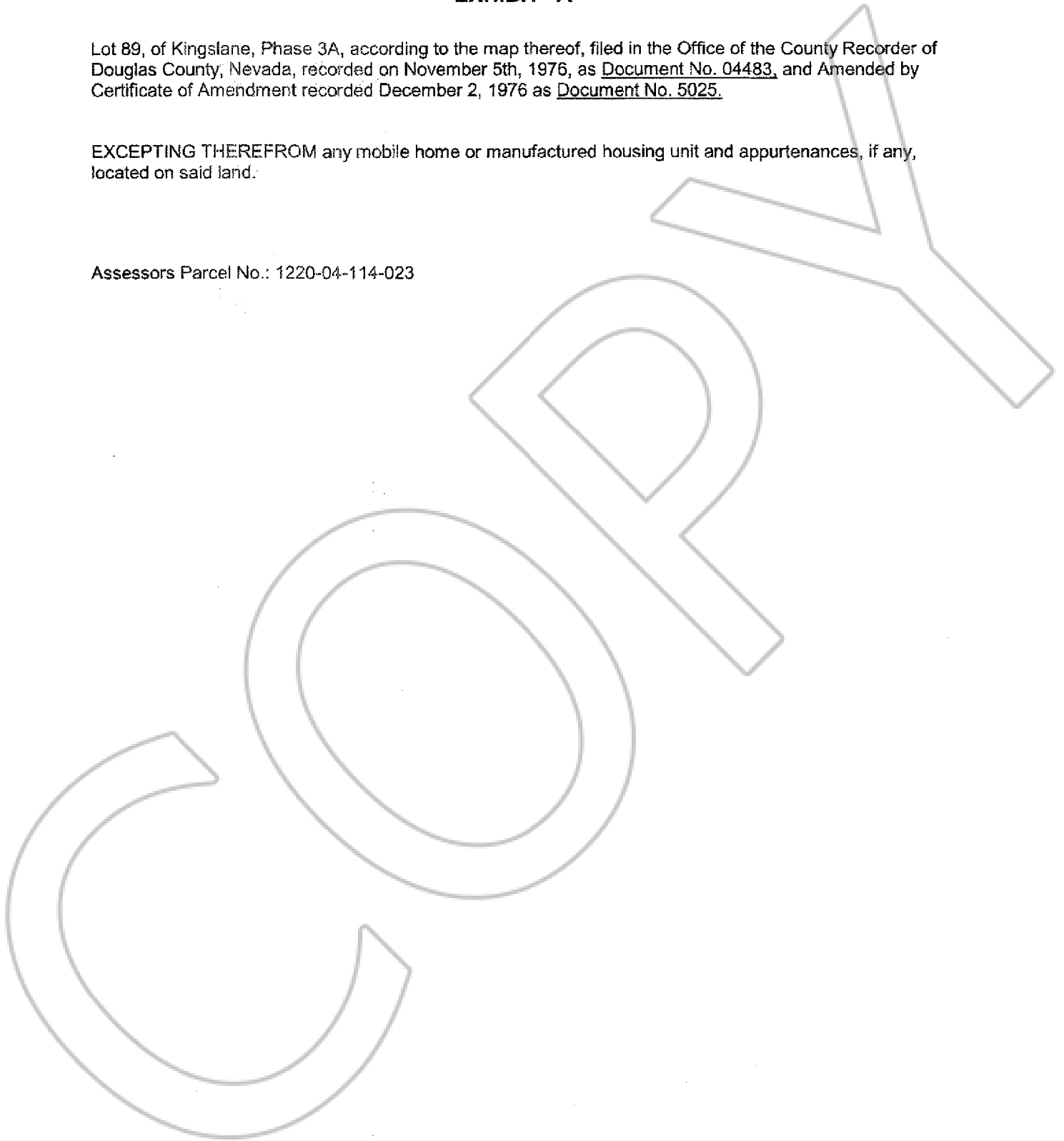
Greg Hill
Notary Public
State of Washington
My Appointment Expires 02/15/2027
Commission Number 125753

EXHIBIT "A"

Lot 89, of Kingslane, Phase 3A, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on November 5th, 1976, as Document No. 04483, and Amended by Certificate of Amendment recorded December 2, 1976 as Document No. 5025.

EXCEPTING THEREFROM any mobile home or manufactured housing unit and appurtenances, if any, located on said land.

Assessors Parcel No.: 1220-04-114-023



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-04-114-023
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$50,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$50,000.00
 d. Real Property Transfer Tax Due: \$195.00

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

5. Partial Interest: Percentage Being Transferred: 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:  Capacity: Escrow

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

William E. Kennamer, Trustee of The
 Paula Reynosa Living Trust of 2011 and
 any amendments thereto
 Print Name: _____
 Address: 420 Autumn Loop SW
 City: Mattawa
 State: WA Zip: 99349

Scott M. Smith, Inc.
 Print Name: _____
 Address: P.O. Box 7
 City: Wellington
 State: Nevada Zip: 89444

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23035809-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410