

DOUGLAS COUNTY, NV **2023-998770**  
RPTT:\$2671.50 Rec:\$40.00  
\$2,711.50 Pgs=2 07/21/2023 10:02 AM  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:  
Michael Andrew Moore  
Alexandra Karsten Moore  
1324 Wilson Circle  
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

Escrow No. 2301892-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.: 1220-04-210-034  
R.P.T.T. \$2,671.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH:** That Peggy Quinlan as Trustee of the Peggy Jean Quinlan Living Trust

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Michael Andrew Moore and Alexandra Karsten Moore, Husband and Wife as joint tenants

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

**Lot 22 in Block B, as set forth on the map of SUNSET PARK SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 5, 1987 in Book 687, Page 763, as Document No. 155926 and by Certificate of Amendment recorded December 23, 1987 in Book 1287, Page 3314, Document No. 169385 of Official Records of Douglas County, Nevada.**

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

**Signature and notary acknowledgement on page two.**

Peggy Quinlan as Trustee of the Peggy  
Jean Quinlan Living Trust

*Peggy Quinlan* TRUSTEE  
Peggy Quinlan, Trustee

*Idaho*  
STATE OF ~~NEVADA~~ *731*  
COUNTY OF ~~DOUGLAS~~ *732 Boundary* } ss:

This instrument was acknowledged before me on, *7/17/23*  
by Peggy Quinlan as Trustee

*Finley B Foster*  
NOTARY PUBLIC

FINLEY B FOSTER  
Notary Public - State of Idaho  
Commission Number 67962  
My Commission Expires Jun 27, 2028

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02301892.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-04-210-034  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:                      \$ 685,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 685,000.00  
 d. Real Property Transfer Tax Due:                                \$ 2,671.50

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 *Peggy Quinlan* Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Peggy Quinlan as Trustee of the  
Peggy Jean Quinlan Living Trust  
 Address: 1600 Highland Flats Road  
 City: Naples  
 State: ID Zip: 83847

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Michael Andrew Moore and  
Alexandra Karsten Moore  
 Address: 1324 Wilson Circle  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02301892-020-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