

DOUGLAS COUNTY, NV **2023-998896**  
RPTT:\$2203.50 Rec:\$40.00  
\$2,243.50 Pgs=2 **07/26/2023 01:40 PM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1320-33-716-049
<b>R.P.T.T.</b>	\$2,203.50
<b>File No.:</b>	2065457 MMB
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Adriana Rene Yered and John James Yered	
1351 Guinness Way	
Gardnerville, NV 89410	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Cherylene E. Manson, Trustee of The Drager Family Revocable Living Trust dated February 23, 2001** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Adriana Rene Yered and John James Yered, wife and husband, as joint tenants**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 49 in Block C, of CHICHESTER ESTATES PHASE 8 Final Subdivision Map #1006-8 according to the Map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on June 12, 2001 in Book 0601, at Page 2589 as Document No. 516199.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: July 17, 2023

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The Drager Family Revocable Living Trust

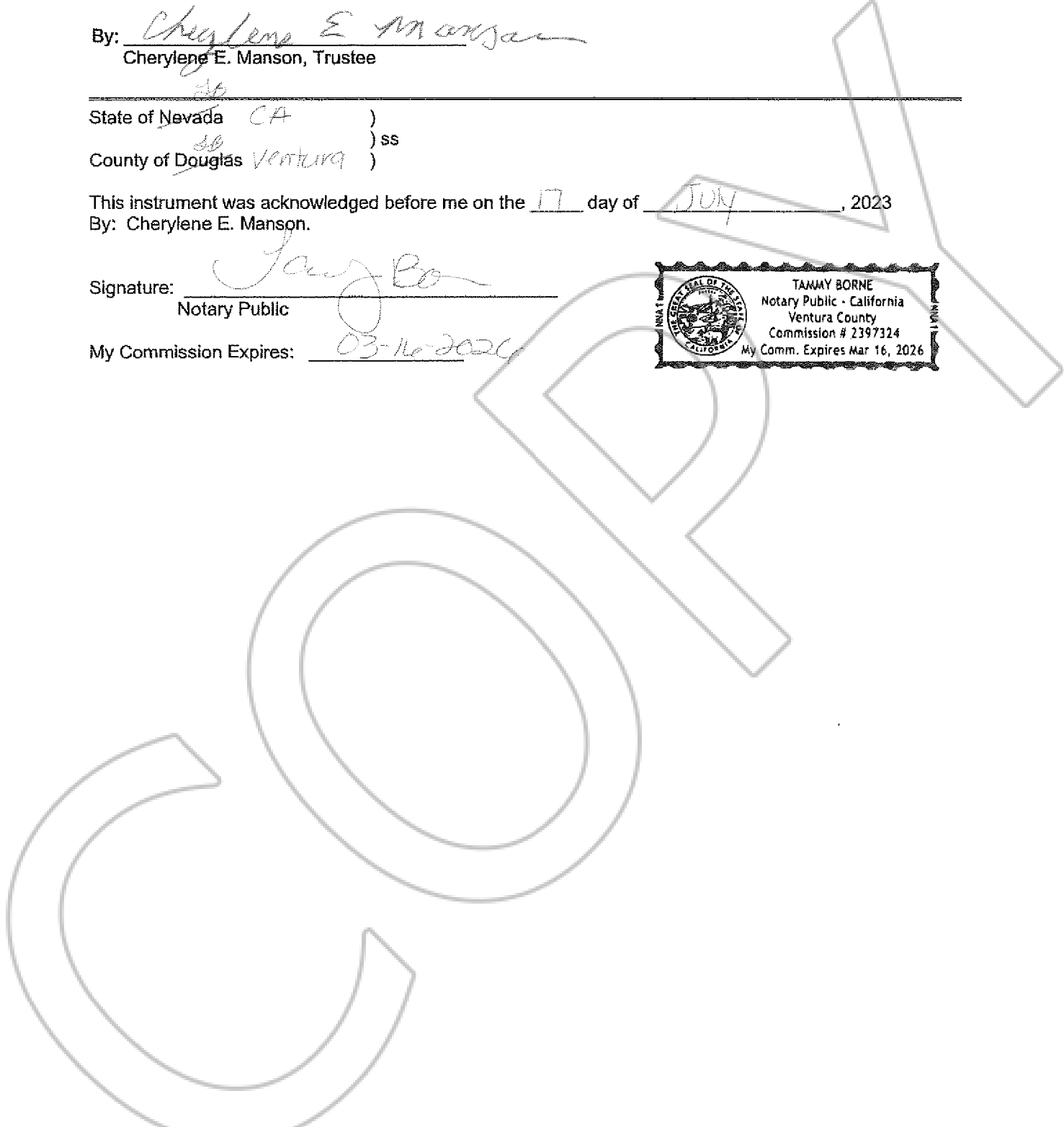
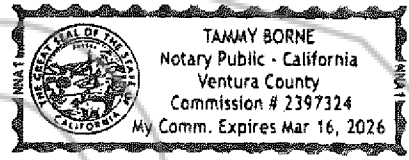
By: Cherylene E Manson  
Cherylene E. Manson, Trustee

State of Nevada CA )  
County of Douglas Ventura ) ss

This instrument was acknowledged before me on the 17 day of JUN, 2023  
By: Cherylene E. Manson.

Signature: Tammy Borne  
Notary Public

My Commission Expires: 03-16-2026



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-33-716-049  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

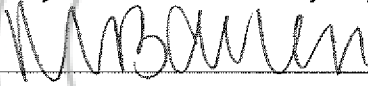
2. Type of Property:  
 a.  Vacant Land                      b.  Single Fam. Res.  
 c.  Condo/Twnhse                    d.  2-4 Plex  
 e.  Apt. Bldg.                         f.  Comm'l/Ind'l  
 g.  Agricultural                      h.  Mobile Home  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 565,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 565,000.00  
 d. Real Property Transfer Tax Due                              \$ 2,203.50

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  Capacity Escrow Officer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Cherylene E. Manson, Trustee of The Drager Family Revocable Living Trust dated February 23, 2001  
 Address: 2285 Jonesboro Avenue  
 City: Simi Valley  
 State: CA Zip: 93063

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Adriana Rene Yered and John James Yered  
 Address: 1351 Guinness Way  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 2065457 MMB  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED