

APN: 1320-35-002-050
R.P.T.T.: \$3,900.00
Escrow No.: 23035801-SA
When Recorded Return To:
The Jason and Julie Gentry Revocable Trust
Dated December 21, 2022, and any
amendments thereto
1483 Choke Cherry Court
Gardnerville, NV 89410

Mail Tax Statements to:
The Jason and Julie Gentry Revocable Trust
Dated December 21, 2022, and any
amendments thereto
1483 Choke Cherry Court
Gardnerville, NV 89410

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

This document is being executed in counterpart

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Nellie R. Colon and Janet Fruechtl, Co-Trustees of The Luis A. Colon and Nellie R. Colon Revocable Trust, dated May 4, 1990

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

Jason E. Gentry and Julie L. Jacobson-Gentry, Trustees of The Jason and Julie Gentry Revocable Trust Dated December 21, 2022, and any amendments thereto

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 17 day of July, 2023.

The Luis A. Colon and Nellie R. Colon Revocable Trust, dated May 4, 1990

BY: Nellie R. Colon
Nellie R. Colon
Trustee

BY: Janet Fruechtl
Janet Fruechtl
Trustee

STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20__, by Nellie R. Colon, as Trustee, as Trustee of The Luis A. Colon and Nellie R. Colon Revocable Trust, dated May 4, 1990.

Notary Public

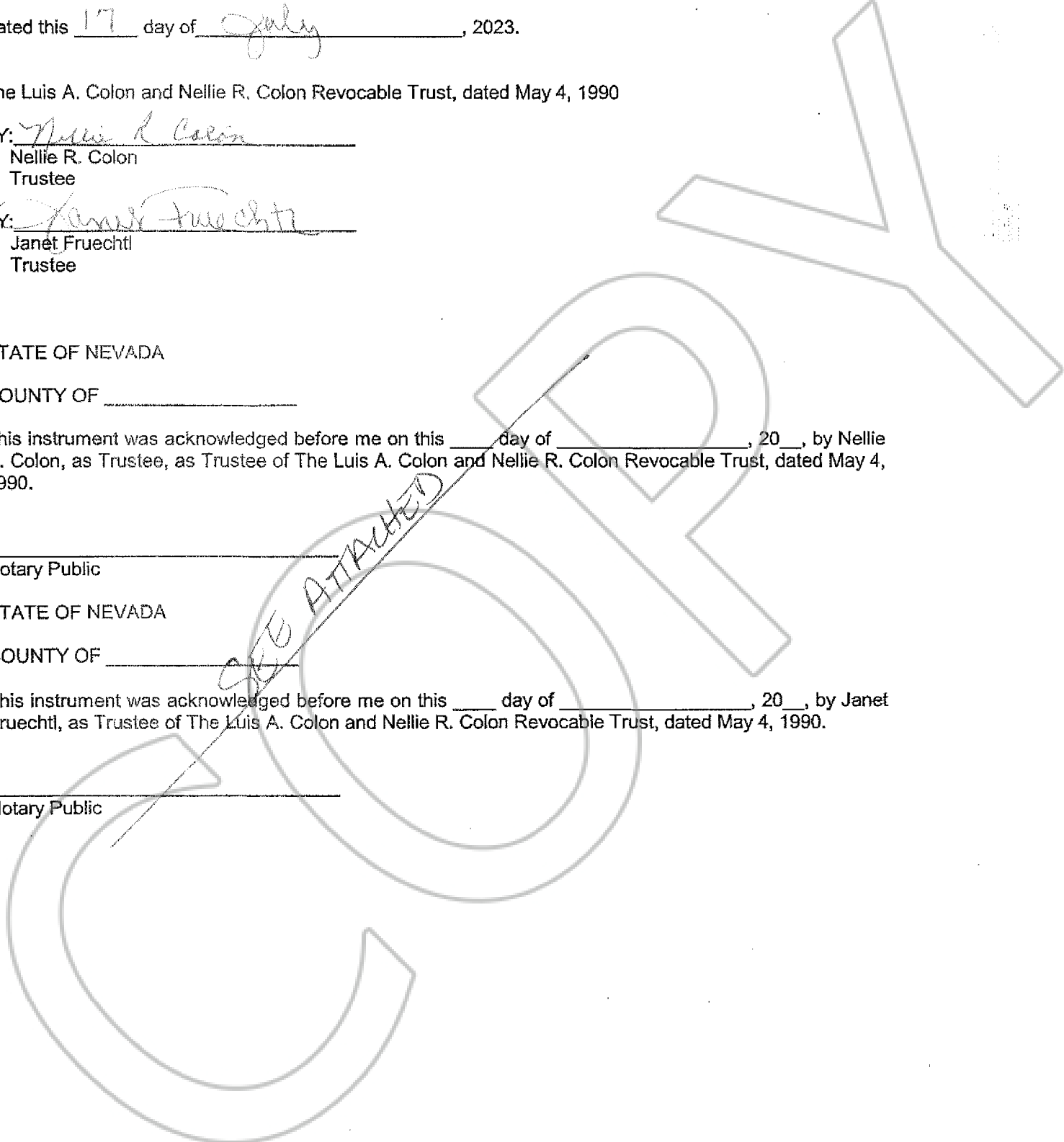
STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20__, by Janet Fruechtl, as Trustee of The Luis A. Colon and Nellie R. Colon Revocable Trust, dated May 4, 1990.

Notary Public

SEE ATTACHED



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

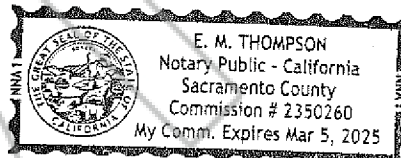
State of California
County of Sacramento)

On July 17, 2023 before me, E.M. Thompson
(insert name and title of the officer)

personally appeared Nellie R. Colon
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *[Handwritten Signature]* (Seal)

Grant, Bargain, Sale Deed 07/17/2023

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

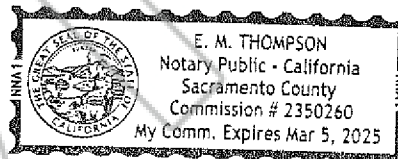
State of California
County of Sacramento

On July 17, 2023 before me, E.M. Thompson
(insert name and title of the officer)

personally appeared Janet Fruecht
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature  (Seal)

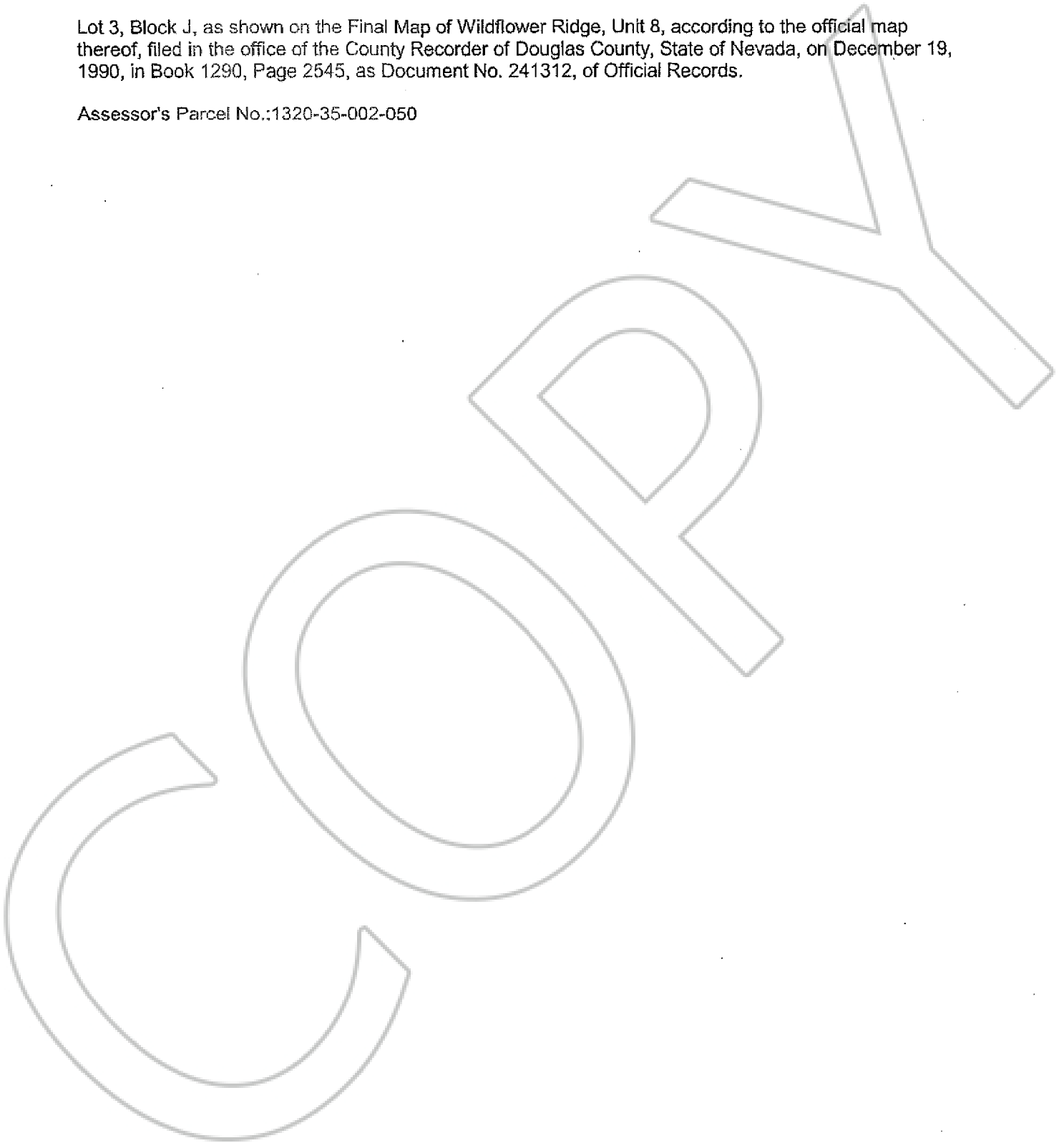
Grant, Bargain, Sale Deed

07/17/2023

EXHIBIT "A"

Lot 3, Block J, as shown on the Final Map of Wildflower Ridge, Unit 8, according to the official map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 19, 1990, in Book 1290, Page 2545, as Document No. 241312, of Official Records.

Assessor's Parcel No.:1320-35-002-050



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-35-002-050
 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:	<u>Verified Trust - js</u>
Notes:	_____

3. a. Total Value/Sale Price of Property: \$1,000,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,000,000.00
 d. Real Property Transfer Tax Due: \$3,900.00
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: *DA* Capacity: _____ Escrow _____
 Signature: _____ Capacity: _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nellie R. Colon and Janet Fruechtl, Trustees of The Luis A. Colon and Nellie R. Colon Revocable Trust, dated May 4,
 Address: 2334 Beckett Drive
 City: El Dorado Hills
 State: CA Zip: 95762

Print Name: Jason E. Gentry and Julie L. Jacobson-Gentry, Trustees of The Jason and Julie Gentry Revocable Trust Dated December 21, 2022, and any amendments thereto
 Address: 1483 Choke Cherry Court
 City: Gardnerville
 State: Nevada Zip: 89410

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23035801-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410