

DOUGLAS COUNTY, NV **2023-999383**  
RPTT:\$2710.50 Rec:\$40.00  
\$2,750.50 Pgs=3 **08/10/2023 11:10 AM**  
LANDMARK TITLE ASSURANCE AGENCY OF  
SHAWNYNE GARREN, RECORDER

A.P.N.: 1220-16-110-012

R.P.T.T.: 2,710.50

**WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENTS TO:  
Steven A. Mills and Laura Marie Mills  
1228 Pleasantview Drive  
Gardnerville, NV 89460**

## **GRANT, BARGAIN, SALE DEED**

THE INDENTURE WITNESSETH: That

**Helen L. Salas as Trustees of the 1998 Salas Family Trust dated November 18, 1998**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

**Steven A. Mills and Laura Marie Mills, husband and wife as joint tenants with right of survivorship**

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS  
EXHIBIT "A"**

COMMONLY KNOWN ADDRESS:  
1228 Pleasantview Drive  
Gardnerville, NV 89460

SUBJECT TO: 1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:  
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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

1998 Salas Family Trust dated November 18, 1998

By: Helen Salas  
Helen Salas Successor, Trustee

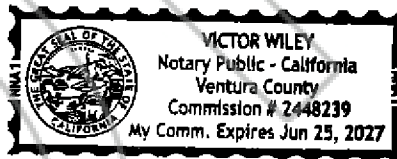
State of California  
County of Ventura

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.

This instrument was acknowledged before me on 07/26/2023 by, Helen Salas

executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

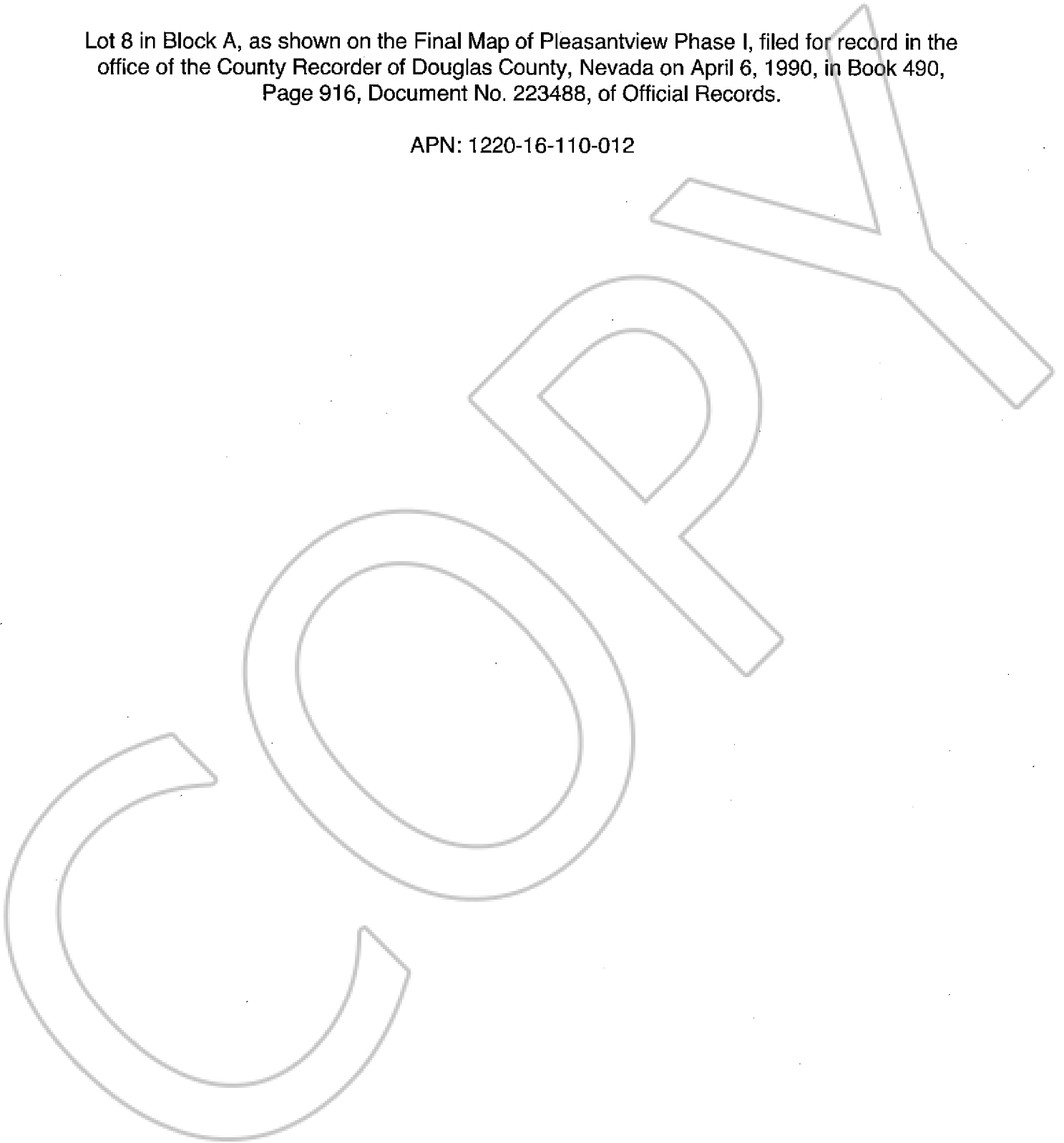
Victor Wiley  
Notary Public  
My Commission Expires: 06/25/2027



**EXHIBIT A**

Lot 8 in Block A, as shown on the Final Map of Pleasantview Phase I, filed for record in the office of the County Recorder of Douglas County, Nevada on April 6, 1990, in Book 490, Page 916, Document No. 223488, of Official Records.

APN: 1220-16-110-012



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-16-110-012  
 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: \$695,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$  
 c. Transfer Tax Value: \$695,000.00  
 d. Real Property Transfer Tax Due: \$2,710.50  
 4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 5. Partial Interest: Percentage Being Transferred: 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: Debbie Mew - Agent Capacity: \_\_\_\_\_ Grantor \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Helen Salas, Trustee of 1998 Salas Family Trust dated November 18, 1998  
 Address: P.O. BOX 941270  
 City: Simi Valley  
 State: CA Zip: 93094

Print Name: Steven A. Mills and Laura Marie Mills  
 Address: 1228 Pleasantview Drive  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: Landmark Title Assurance Agency of Nevada Esc. #: 23-2699-RS  
 Address: 1755 East Plumb Lane, 260  
 City: Reno State: NV Zip: 89502

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED