

DOUGLAS COUNTY, NV **2023-999466**  
RPTT:\$1969.50 Rec:\$40.00  
\$2,009.50 Pgs=3 08/14/2023 12:21 PM  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

**WHEN RECORDED MAIL TO:**

Mona Lee Arce  
Richard Lee Orrin Jr.  
1116 East Edna Place  
Covina, CA 91724

**MAIL TAX STATEMENTS TO:**

Same as above

Escrow No. 2302119-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.: 1320-29-117-052  
R.P.T.T. \$1,969.50

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Lynn Lorino Knudsen, Trustee of The Knudsen Revocable Family Trust, dated December 31, 1991


FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Mona Lee Arce a widow and Richard Lee Orrin Jr. a married man as his sole and separate property and Russell Lee Orrin a married man as his sole and separate property, all as joint tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

**Lynn Lorino Knudsen, Trustee of The  
Knudsen Revocable Family Trust, dated  
December 31, 1991**

  
\_\_\_\_\_  
Lynn Lorino Knudsen, Trustee

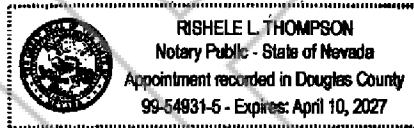
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 8/8/2023  
by Lynn Lorino Knudsen, Trustee of The Knudsen Revocable Family Trust, dated December 31, 1991

\_\_\_\_\_  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02302119.



Escrow No. 2302119-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Unit 160, as shown on the Official Plat of WINHAVEN, UNIT NO. 5, filed for record in the Office of the County Recorder of Douglas County, Nevada on February 10, 1994, in Book 294 of Official Records at Page 1845, as Document No. 329790.

APN: 1320-29-117-052

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-29-117-052  
 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: \$ 505,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 505,000.00  
 d. Real Property Transfer Tax Due: \$ 1,969.50

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%

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 375.080, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Lynn Lorino Knudsen, Trustee of The Knudsen Revocable Family Trust, dated December 31, 1991  
 Address: 1565 Virginia Ranch Road  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Mona Lee Arce, Richard Lee Orrin Jr., Russell Lee Orrin  
 Address: 1116 East Edna Place  
 City: Covina  
 State: CA Zip: 91724

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02302119-020-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