

DOUGLAS COUNTY, NV **2023-999503**  
RPTT:\$2340.00 Rec:\$40.00  
\$2,380.00 Pgs=2 **08/15/2023 09:20 AM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1220-09-416-014
R.P.T.T.	\$2,340.00
File No.:	2084354 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Christopher Walker and Sedona Mazza	
1037 Silver Ranch Dr.	
Gardnerville, NV 89460	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **John L. Pilkinton, Trustee of the John L. Pilkinton Living Trust dated January 10, 2011** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Christopher Walker and Sedona Mazza, husband and wife, as joint tenants with right of survivorship**, 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 13, Block 1 as set forth on the Final Map of SILVERANCH PHASE 7, LDA # 97-008-7 filed in the office of the County Recorder of Douglas County, State of Nevada on June 7, 2002, in Book 0602, Page 2203, as Document No. 544102.

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 19, 2023

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

The John L. Pilkinton Living Trust

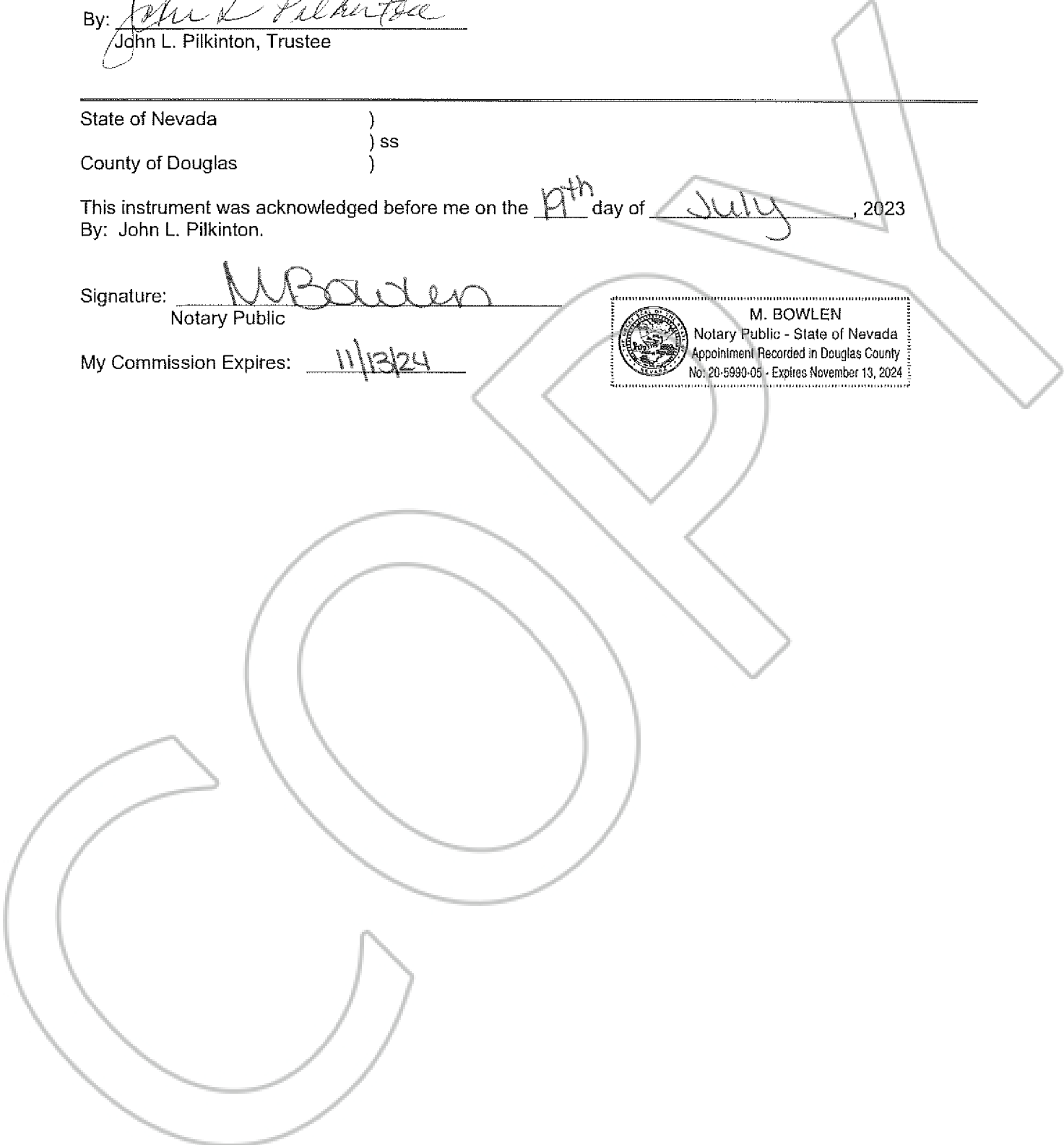
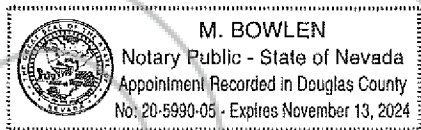
By: John L. Pilkinton  
John L. Pilkinton, Trustee

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 17<sup>th</sup> day of July, 2023  
By: John L. Pilkinton.

Signature: M. Bowlen  
Notary Public

My Commission Expires: 11/13/24



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-09-416-014  
 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                      \$ 600,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 600,000.00  
 d. Real Property Transfer Tax Due                              \$ 2,340.00

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

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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 MMBawlen Capacity Escrow Officer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: John L. Pilkinton, Trustee of the John L. Pilkinton Living Trust dated January 10, 2011  
 Address: 1348 Northampton Circle  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Christopher Walker and Sedona Mazza  
 Address: 1037 Silveranch DR.  
 City: GARDNERVILLE  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 2084354 MMB  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410