

DOUGLAS COUNTY, NV **2023-999516**  
RPTT:\$2546.70 Rec:\$40.00  
\$2,586.70 Pgs=2 08/15/2023 01:55 PM  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:  
Karen K. Wilson  
751 East Cottage Loop  
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

Escrow No. 2302058-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.: 1220-21-111-078  
R.P.T.T. \$2,546.70

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH:** That *Jerome J. Zentner and Roberta T. Zentner*, husband and wife, as joint tenants with right of survivorship

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to *Karen K. Wilson*, Trustee of The *Karen K. Wilson Trust*, dated October 28, 2013

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

**Lot 12, as shown on the Amended Final Map of COTTAGES AT CARSON VALLEY, PHASE 1, a Planned Development #PD 05-003-3, an Amendment of Heritage Nevada Senior Housing, a Planned Development #PD 05-003, Recorded in the Office of the Douglas County Recorder, State of Nevada, on June 20, 2017, as Documents No. 2017-900311, Official Records.**

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

**Signature and notary acknowledgement on page two.**

Jerome J. Zentner  
Jerome J. Zentner

Roberta T. Zentner  
Roberta T. Zentner

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on  
by Jerome J. Zentner and Roberta T. Zentner

8/10/2023

[Signature]  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02302058.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-21-111-078  
 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:                      \$ 653,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 653,000.00  
 d. Real Property Transfer Tax Due:                                \$ 2,546.70

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 *Jerome J. Zentner* Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Jerome J. Zentner and Roberta T Zentner  
 Address: 3045 Las Palmas Dr  
 City: El Dorado Hills  
 State: CA Zip: 95762

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Karen K. Wilson  
 Address: 751 East Cottage Loop  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc.                      Escrow No.: 02302058-020-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