

DOUGLAS COUNTY, NV

2023-999627

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

08/17/2023 02:30 PM

AGUIRRE RILEY, P.C.

SHAWNYNE GARREN, RECORDER

E07

APN 1321-32-002-007

WHEN RECORDED RETURN TO:

Tamara Reid, Esq.  
Aguirre Riley, P.C.  
427 West Plumb Lane  
Reno, NV 89509

MAIL TAX STATEMENTS TO:

Terry L. Wass, Trustee and  
Jeffrey S. Wass  
2175 Strater Road  
Malta, MT 59538

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)


GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That TERRY L. WASS, who took title as TERRY L. MARTINEZ, as her sole and separate property, in consideration of the sum of \$10.00, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to TERRY L. WASS, TRUSTEE OF THE TERRY L. WASS 2008 TRUST, dated July 16, 2008, all of her interest in the real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.  
(cka 1475 Via Maxmillian, Gardnerville, NV 89410)

Together with the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

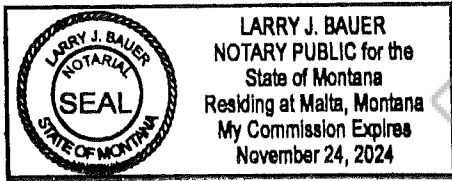
Witness my hand this 29<sup>th</sup> day of June, 2023.

  
\_\_\_\_\_  
TERRY L. WASS

STATE OF MONTANA     )  
  ) ss.  
COUNTY OF Phillips     )

On July 29, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared TERRY L. WASS, personally known to me or proved to me and the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the foregoing instrument.

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



COOPER

Exhibit A

PARCEL 2, AS SET FORTH ON THE PARCEL MAP FOR ROY A MacMillan and SUSANNE S. MacMillan RECORDED OCTOBER 19, 1984, IN BOOK 1084, PAGE 2294, AS DOCUMENT NO. 108995, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

APN 1321-32-002-007 (cka 1475 Via Maxmillian, Gardnerville, NV 89410)

COPY

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1321-32-002-007
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |  |              |                             |                 |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land  | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.   | f) <input type="checkbox"/> | Comm'l/Ind'l    |
| g) <input type="checkbox"/>            | Agricultural | h) <input type="checkbox"/> | Mobile Home     |
| i) <input type="checkbox"/>            | Other        |                             |                 |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
Notes: <u>Verified Trust - js</u>

**3. Total Value/Sales Price of Property:**

	<u>\$ 0.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$ 0.00</u>
Transfer Tax Value:	<u>\$ 0.00</u>
Real Property Transfer Tax Due:	<u>\$ 0.00</u>

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: A transfer to or from a trust, and the transfer is made without consideration.

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 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 <u>[Signature]</u>	Capacity <u>Attorneys for Grantor/Grantee</u>
Signature _____	Capacity _____

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

Print Name: Terry L. Wass, who took title as Terry L. Martinez  
 Address: 2175 Strater Road  
 City: Malta  
 State: MT Zip: 59538

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

Print Name: Terry L. Wass, Trustee & Jeffrey S. Wass  
 Address: 2175 Strater Road  
 City: Malta  
 State: MT Zip: 59538

**COMPANY/PERSON REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Aguirre Riley, P.C. Escrow # n/a  
 Address: 427 West Plumb Lane  
 City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)