

DOUGLAS COUNTY, NV **2023-999668**
RPTT:\$3471.00 Rec:\$40.00
\$3,511.00 Pgs=2 **08/18/2023 12:19 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1420-29-715-023
R.P.T.T.: \$3,471.00
Escrow No.: 23035890-SA
When Recorded Return To:
Christopher Michael Herbst and Tonya Lane Herbst
1114 Country Club Drive
Minden, NV 89423

Mail Tax Statements to:
Christopher Michael Herbst and Tonya Lane Herbst
1114 Country Club Drive
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jerome B. Ruppel and Elaine L. Ruppel, Trustees of The Jerome and Elaine Ruppel 2007 Trust dated July 11, 2007

do(es) hereby Grant, Bargain, Sell and Convey to

James Nicholas Glazar and Linda Jean Glazar, husband and wife and Christopher Michael Herbst and Tonya Lane Herbst, husband and wife, all as joint tenants with right of survivorship

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

Lot 349, in Block F, of Final Map for Saratoga Springs Estates, Phase 8, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on October 18th, 2004, as Document No. 626992.

Assessors Parcel No.: 1420-29-715-023

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

Dated this 31 day of July, 2023.

The Jerome and Elaine Ruppel 2007 Trust dated July 11, 2007

BY: Jerome B. Ruppel
Jerome B. Ruppel
Trustee

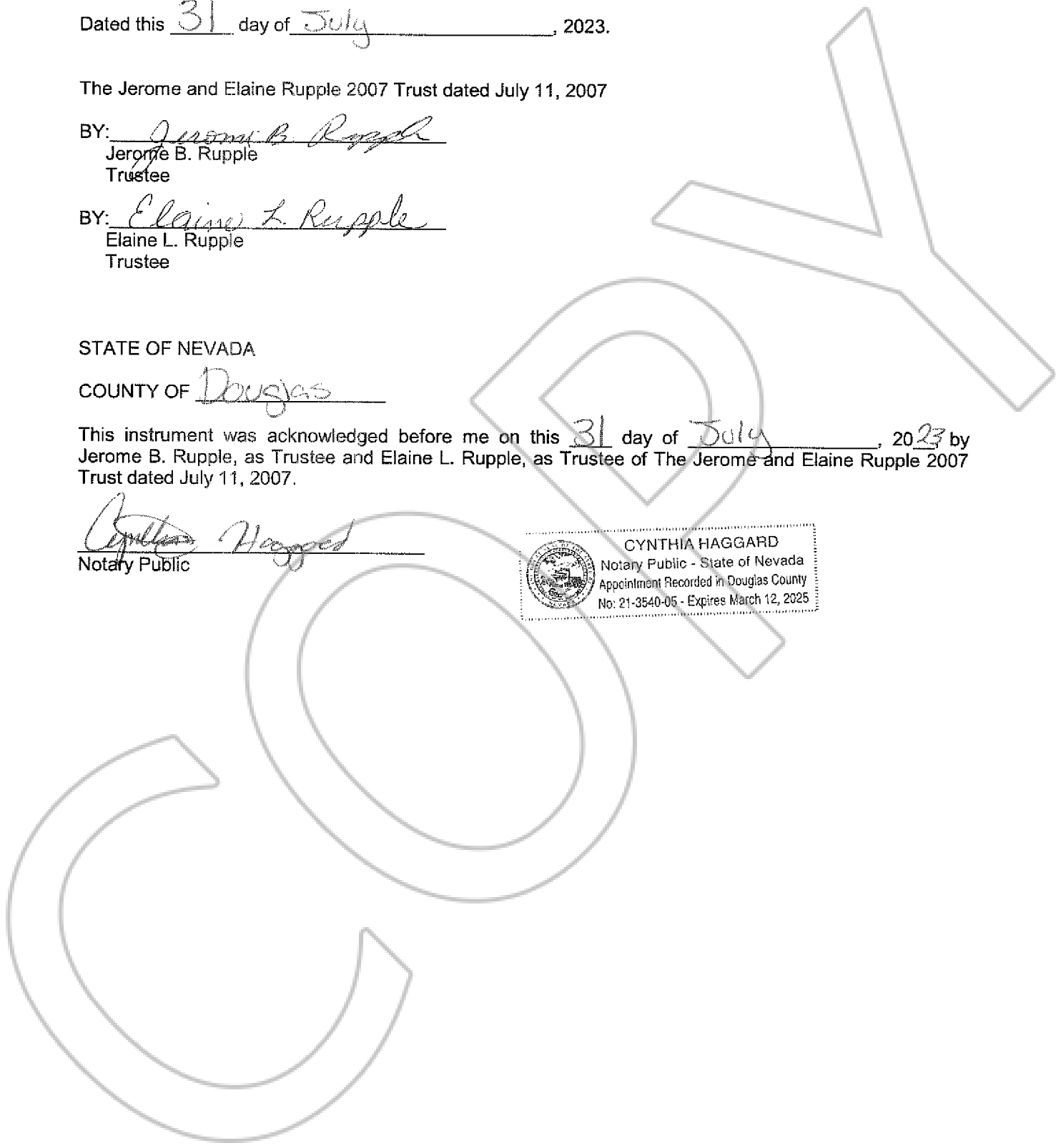
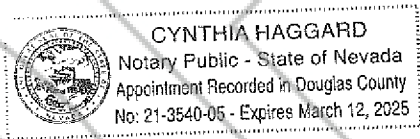
BY: Elaine L. Ruppel
Elaine L. Ruppel
Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 31 day of July, 2023 by Jerome B. Ruppel, as Trustee and Elaine L. Ruppel, as Trustee of The Jerome and Elaine Ruppel 2007 Trust dated July 11, 2007.

Cynthia Haggard
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-29-715-023
 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: \$890,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$890,000.00
 d. Real Property Transfer Tax Due: \$3,471.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 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: *DA* Capacity: _____ Grantor *Escrow*
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Jerome B. Ruppel and Elaine L. Ruppel,
 Trustees of The Jerome and Elaine
 Print Name: Ruppel 2007 Trust dated July 11, 2007
 Address: 1114 Country Club Drive
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

James Nicholas Glazar and Linda Jean
 Glazar and Christopher Michael Herbst
 and Tonya Lane Herbst
 Print Name: _____
 Address: 1114 Country Club Drive
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23035890-SA
 Address: 1352 Hwy 395, Ste 114
 City Gardnerville State: NV Zip: 89410