

DOUGLAS COUNTY, NV

2023-999736

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

08/21/2023 02:49 PM

TICOR TITLE - RENO (MAIN)

SHAWNYNE GARREN, RECORDER

E07

WHEN RECORDED MAIL TO:

Frank Nieto
1013 Dresslerville Road
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:

Frank Nieto
1013 Dresslerville Road
Gardnerville, NV 89460

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)

Space Above for Recorder's Use Only

APN No.: 1220-15-110-002

Escrow No. 2302252-ACM

R.P.T.T. \$\$ 0.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Frank Nieto and Cynthia Nieto, Trustees of The Frank Nieto and Cynthia Nieto 2003 Family Trust dated 1/15/03

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Frank Nieto and Cynthia Nieto, husband and wife as joint tenants with right of survivorship

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.

Frank Nieto

Frank Nieto

Cynthia Nieto

Cynthia Nieto

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss: *8*

This instrument was acknowledged before me on

MAY 21 2023

by *Frank [unclear] [unclear]*

[Handwritten Signature]

NOTARY PUBLIC

 SHAWNA KENNEDY
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 22-6642-12 - Expires December 1, 2025

COPY

5441 Kietzke Lane, Suite 100, Reno, NV 89511
Phone: (775) 324-7400 • Fax: (775) 324-7402

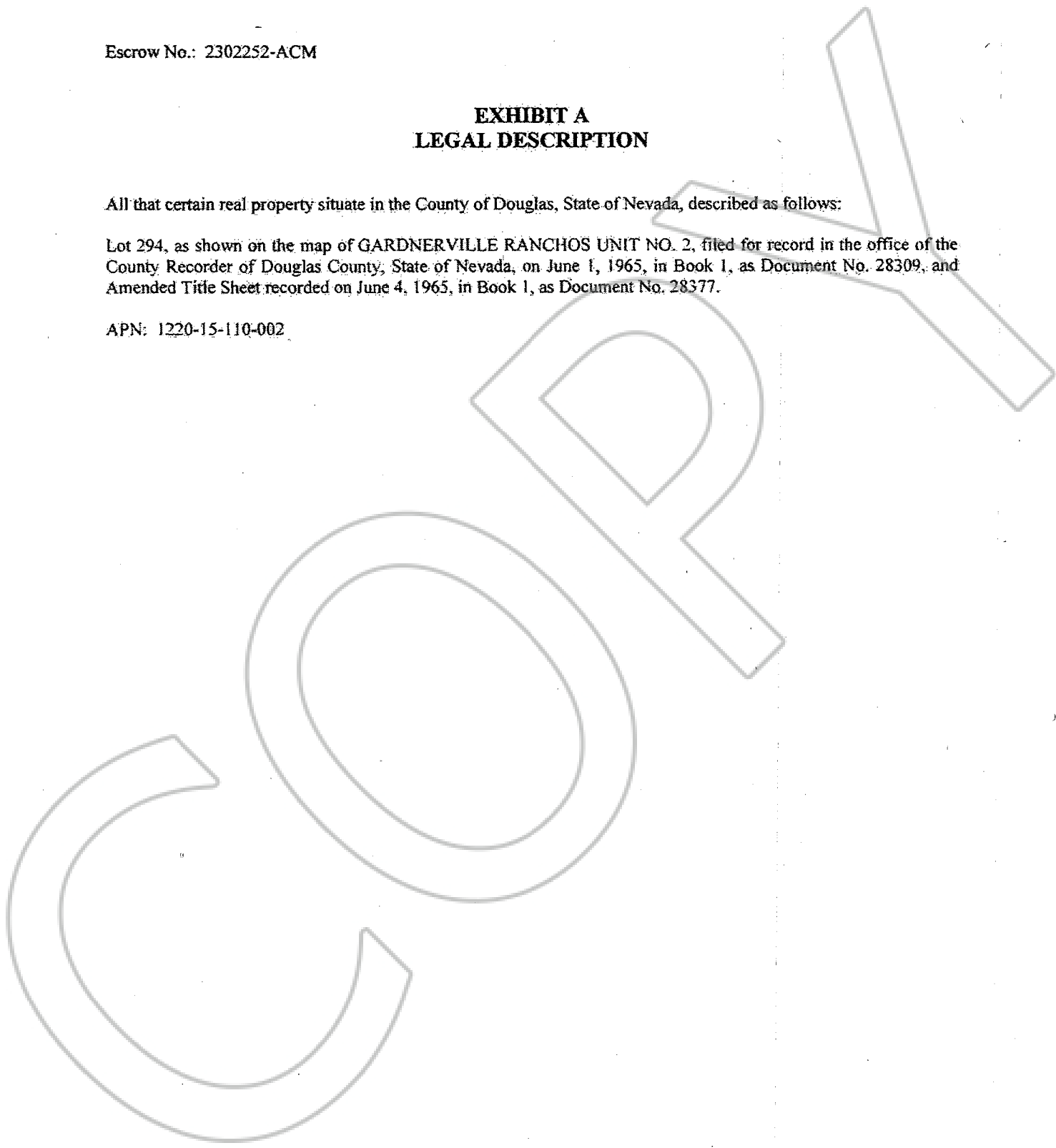
Escrow No.: 2302252-ACM

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 294, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 1, as Document No. 28309, and Amended Title Sheet recorded on June 4, 1965, in Book 1, as Document No. 28377.

APN: 1220-15-110-002



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1220-15-110-002
- 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 _____

**FOR RECORDERS OPTIONAL
USE ONLY**
Notes:

8/21/23 Trust Ok~A.B.

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$ _____
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.090, Section 7 _____
 b. Explain Reason for Exemption: Transfer from a trust with no consideration

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 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 [Signature] Capacity ESCROW AGENT
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Frank Nieto and Cynthia Nieto, Trustees of
The Frank Nieto and Cynthia Nieto 2003 Family Trust
dated 1/15/03

Print Name: Frank Nieto and Cynthia Nieto

Address: 1013 Dresslerville Road
 City: Gardnerville, NV 89460
 State: _____ Zip: _____

Address: 1013 Dresslerville Road
 City: Gardnerville, NV 89460
 State: _____ Zip: _____

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

Print Name: Ticor Title of Nevada, Inc.
 Address: 5441 Kietzke Lane, Suite 100
 City, State, Zip: Reno, NV 89511

Escrow #: 2302252-ACM

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)