

DOUGLAS COUNTY, NV **2023-999771**  
RPTT:\$2008.50 Rec:\$40.00  
\$2,048.50 Pgs=3 **08/22/2023 10:01 AM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1320-29-613-010
<b>R.P.T.T.</b>	\$2,008.50
<b>File No.:</b>	2083515 KB
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Andrew J. Guppy and Donna M. Guppy	
1138 Montevideo Circle	
Minden, NV 89423	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**R. Lawrence Nicholson and Patricia Y. Nicholson, Trustees of the Nicholson Revocable Family Trust dated May 31, 2006**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**Andrew J. Guppy and Donna M. Guppy, husband and wife, as joint tenants**

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

See Exhibit "A" attached hereto and made a part hereof.

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: August 15, 2023

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

The Nicholson Revocable Family Trust dated May 31, 2006

By: R. Lawrence Nicholson  
R. Lawrence Nicholson, Trustee

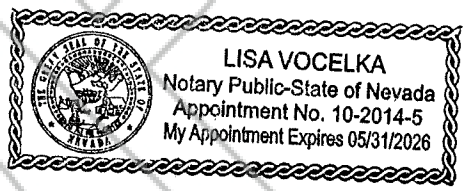
By: Patricia Y. Nicholson  
Patricia Y. Nicholson, Trustee

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 15<sup>th</sup> day of August, 2023  
By: as of R. Lawrence Nicholson and Patricia Y. Nicholson, Trustees of the Nicholson Revocable Family Trust dated May 31, 2006

Signature: Lisa Voelka  
Notary Public

My Commission Expires: 5/31/26



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

Lot 40, as shown on the FINAL MAP A PLANNED UNIT DEVELOPMENT DP 18-0200 MODIFIED BY DP 19-0441 THE TOWNES AT MONTERRA PHASE 3B-2, filed for record in the office of the Douglas County Recorder, State of Nevada, on September 4, 2020 as Document No. 2020-952000, Official Records.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-29-613-010  
 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                      \$ 515,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)                      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 515,000.00  
 d. Real Property Transfer Tax Due                                      \$ 2,008.50

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 R. Lawrence Nicholson                      Capacity                      Grantor  
 Signature Andrew J. Guppy                      Capacity                      Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: R. Lawrence Nicholson and Patricia Y. Nicholson, Trustees of the Nicholson Revocable Family Trust dated May 31, 2006  
 Address: 1783 Vella Casa Dr  
 City: Minden  
 State: NV                      Zip: 89423

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Andrew J. Guppy and Donna M. Guppy  
 Address: 1138 Montevideo Cir  
 City: Minden  
 State: NV                      Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 2083515 KB  
 Address: 540 W Plumb Ln, Suite 100  
 City: Reno                      State: NV                      Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED