

**A.P.N.:** 1319-10-311-006  
**R.P.T.T.:** \$5,596.50  
**Escrow NO.** 23-2658-RS

DOUGLAS COUNTY, NV **2023-999838**  
RPTT:\$5596.50 Rec:\$40.00  
\$5,636.50 Pgs=3 **08/23/2023 03:25 PM**  
LANDMARK TITLE ASSURANCE AGENCY OF  
SHAWNYNE GARREN, RECORDER

**WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENTS TO:**  
**Danny Nigg and Sherry Nigg, Trustees of D & S Nigg  
Family Trust dated November 18, 2013  
658 South K Street  
Livermore, CA 94550**

### **GRANT, BARGAIN, SALE DEED**

THE INDENTURE WITNESSETH: That

**Debra Ray, a widow**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby  
Grant, Bargain, Sell and Convey to

**Danny Nigg and Sherry Nigg, Trustees of D & S Nigg Family Trust dated November 18,  
2013**

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS  
EXHIBIT "A"**

**COMMONLY KNOWN ADDRESS:  
272 Water Canyon Road  
Genoa, NV 89411**

**SUBJECT TO:** 1. Taxes for the current fiscal year, not delinquent, including personal  
property taxes of any former owner, if any:  
2. Covenants, Conditions, Reservations, Rights, Rights of Way and  
Easements now of record.

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

*Debra Ray*  
Debra Ray

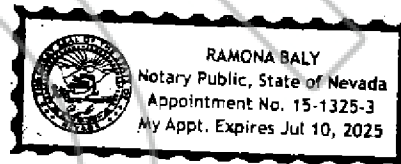
STATE OF NEVADA  
COUNTY OF ~~Washoe~~ DOUGLAS

This instrument was acknowledged before me on this 21 day of August, 2023,

by DEBRA RAY

*Ramona Baly*  
Signature of notarial officer

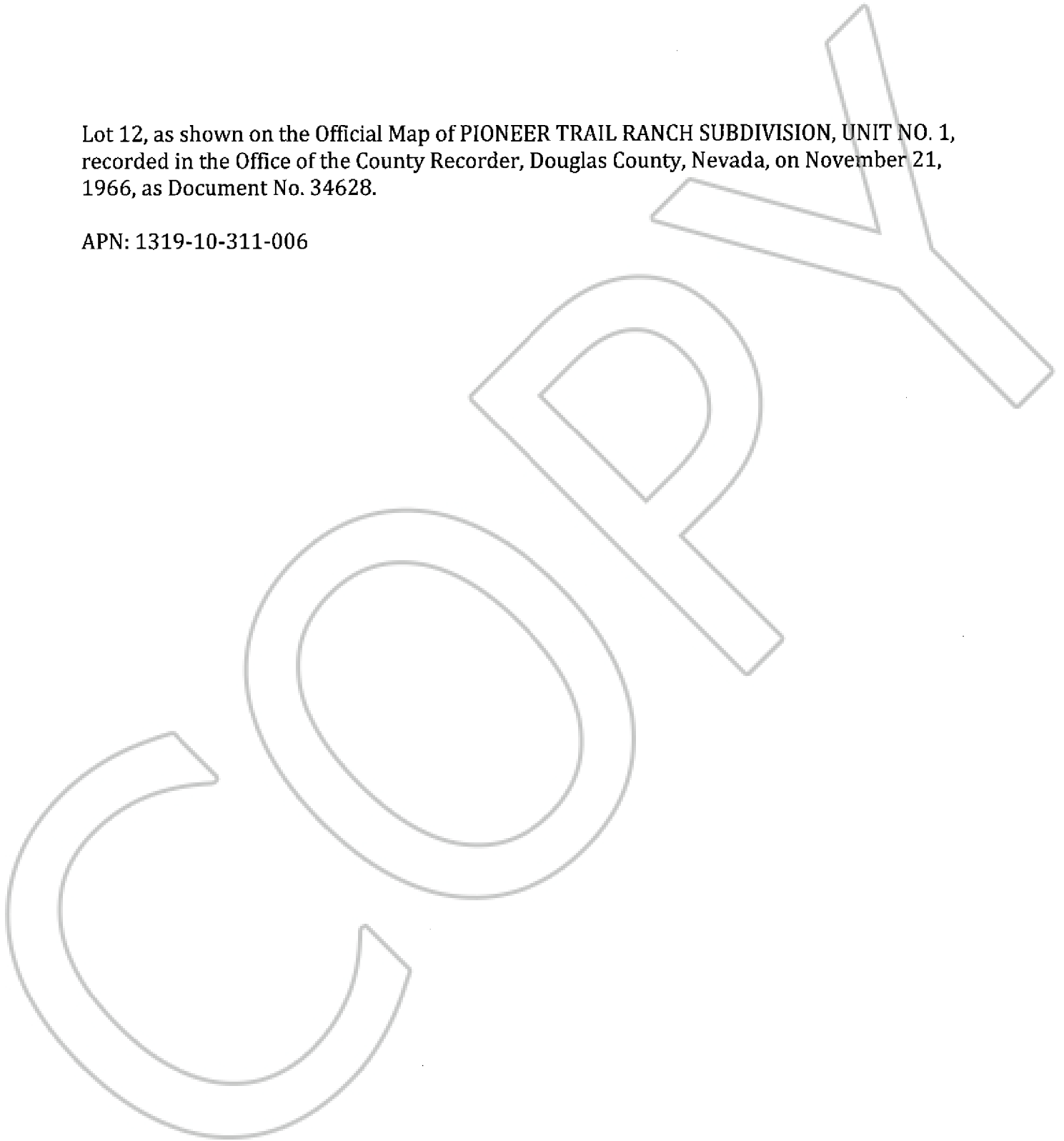
My Commission Expires: 7/10/2025



**EXHIBIT A**

Lot 12, as shown on the Official Map of PIONEER TRAIL RANCH SUBDIVISION, UNIT NO. 1, recorded in the Office of the County Recorder, Douglas County, Nevada, on November 21, 1966, as Document No. 34628.

APN: 1319-10-311-006



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-10-311-006  
 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: \$1,435,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$  
 c. Transfer Tax Value: \$1,435,000.00  
 d. Real Property Transfer Tax Due: \$5,596.50

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

5. Partial Interest: Percentage Being Transferred: 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: [Signature] Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Debra Ray  
 Address: 1190 Monticello Road  
 City: Napa  
 State: CA Zip: 94558

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Danny Nigg and Sherry Nigg, Trustees  
 of D & S Nigg Family Trust dated  
 Print Name: November 18, 2013  
 Address: 658 South K Street  
 City: Livermore  
 State: CA Zip: 94550

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Landmark Title Assurance Agency of Nevada Esc. #: 23-2658-RS  
 Address: 1755 East Plumb Lane, 260  
 City: Reno State: NV Zip: 89502

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED