DOUGLAS COUNTY, NV

2023-999878

RPTT:\$2726.10 Rec:\$40.00 \$2,766.10 Pgs=3

08/25/2023 09:55 AM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1318-23-410-058

RECORDING REQUESTED BY: Signature Title Company LLC 212 Elks Point Road, Suite 445, P.O. Box 10297 Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND TAX STATEMENTS TO:

Mariene Taylor PO Box 10502 Zephyr Cove NV 89448

Escrow No.: ZC3605-JL

RPTT \$2,726.10

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Merle T. Maxwell and Alice B. Maxwell, Trustees of the Merle T. Maxwell and Alice B. Maxwell Revocable Trust dated March 22, 2011

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

Marlene Taylor, An Unmarried Woman

all that real properly in the City of Stateline, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Revocable Trust dated March 22, 2011		()
By: Merie T. Maxwell, Trustee	_	\ \
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Mar Max well		_ \ \
By: Alice B. Maxwell, Trustee		
	I / (AFECTAL) WEN	ICIAL STAMP DY L FORNEY
STATE OF Cregon COUNTY OF JOSEPhine	NOTARY	PUBLIC-OREGON BION NO. 1010966 ON EXPIRES APRIL 25, 2025
This instrument was acknowledged before	me on August 17, 2023	<u>3</u> ,
by Merle T. Maxwell a	Aliee B. Maxwel	L
Notary Public Notary Public	(seal)	
	/ / / /	
	/ / ~	
))	

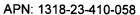
Merle T. Maxwell and Alice B. Maxwell, Trustees of the Merle T. Maxwell and Alice B. Maxwell

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 65, as shown on map of PONDEROSA PARK SUBDIVISION, filed in the Office of the County Recorder of Douglas County, Nevada, on February 25, 1970, as Document No. <u>47249</u>.





STATE OF NEVADA DECLARATION OF VALUE FORM

2. Type of Property: a) [] Vacant Land b) [x] Single Fam. Res. c) [] Condo/Twnhse d) [] 2-4 Plex Book: Page: Date of Recording: Date of Recording: Notes: Date of Recording: Notes: [] Other 3. Total Value/Sales Price of Property: Segs.000.00 Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value Real Property Transfer Tax Due: \$599,000.00 4. If Exemption Claimed: a. Transfer Tax Exemption, per NRS 375.090, Section b. Explain Reason for Exemption: ** 5. Partial Interest: Percentage being transferred: % 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 SELLER (GRANTOR) INFORMATION (Required) Merle T. Maxwell Revocable Trust dated Print Name: March 22, 2011 Print Name Marlene Taylor Address: 527 Carrollwood Drive Grants Pass, OR 97527 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)	a) <u>1318-23-</u>	Parcel Numbe 410-058					\ \
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Res. c) [] Condo/Twnhse d) [] 2-4 Plex e) [] Apt. Bidg f) [] Comm*/Ind*I g) [] Agricultural h) [] Mobile Home [] Other 3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value Real Property Transfer Tax Due: 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 dectares 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, and can be supported by documentation if called upon to substantiate the information provided herein not provided herein to provide herein to pro	2. Type of Pro	operty:					~ \ \
c) [] Condo/Twnhse d) [] 2-4 Plex e) [] Apt. Bidg f) [] Comm'/Inid1 Date of Recording:		ant Land	b) [x]	Single Fam.	F	OR REC	CORDER'S OPTIONAL USE ONLY
e) [] Apt. Bldg f) [] Commrl/Ind'l Notes: [] Other 3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value Real Property Transfer Tax Due: 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 Merle T. Maxwell Grantor Signature Merle T. Maxwell and Alice B. Maxwell Revocable Trust dated Print Name: March 22, 2011 Print Name Marlene Taylor Address: 527 Carrollwood Drive Address: PO Box 10502 Grants Pass, OR 97527 Zephyr Cove NV 89448		do/Twnhse	d) []	2-4 Plex		Book.	Page
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Address: 527 Carrollwood Drive Address: PO Box 10502 Grants Pass, OR 97527 Zephyr Cove NV 89448 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)	Print Name:			nea_	Print	Name	Marlene Taylor
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)	Address:	527 Carroll	wood Dr	rive	Addr	ess:	· · · · · · · · · · · · · · · · · · ·
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)		Grants Pas	s, OR 9	7527			Zephyr Cove NV 89448
Print Name: Signature Title Company I.I.C.	COMPANY/PE	RSON REQU	ESTING	RECORDING	IG (req	uired if n	not seller or buyer)
Address: 212 Flks Point Road, Suite 445 P.O. Box 10297, Zenbyr Cove, NV 89448					4000	\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Escrow #: <u>ZC3605-JL</u>