

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:**

Marlene 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 property 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.

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

Merle T. Maxwell
By: Merle T. Maxwell, Trustee

Alice B. Maxwell
By: Alice B. Maxwell, Trustee

STATE OF Oregon
COUNTY OF Josephine

} ss:



This instrument was acknowledged before me on August 17, 2023.

by Merle T. Maxwell & Alice B. Maxwell

Wendy L. Forney (seal)
Notary Public

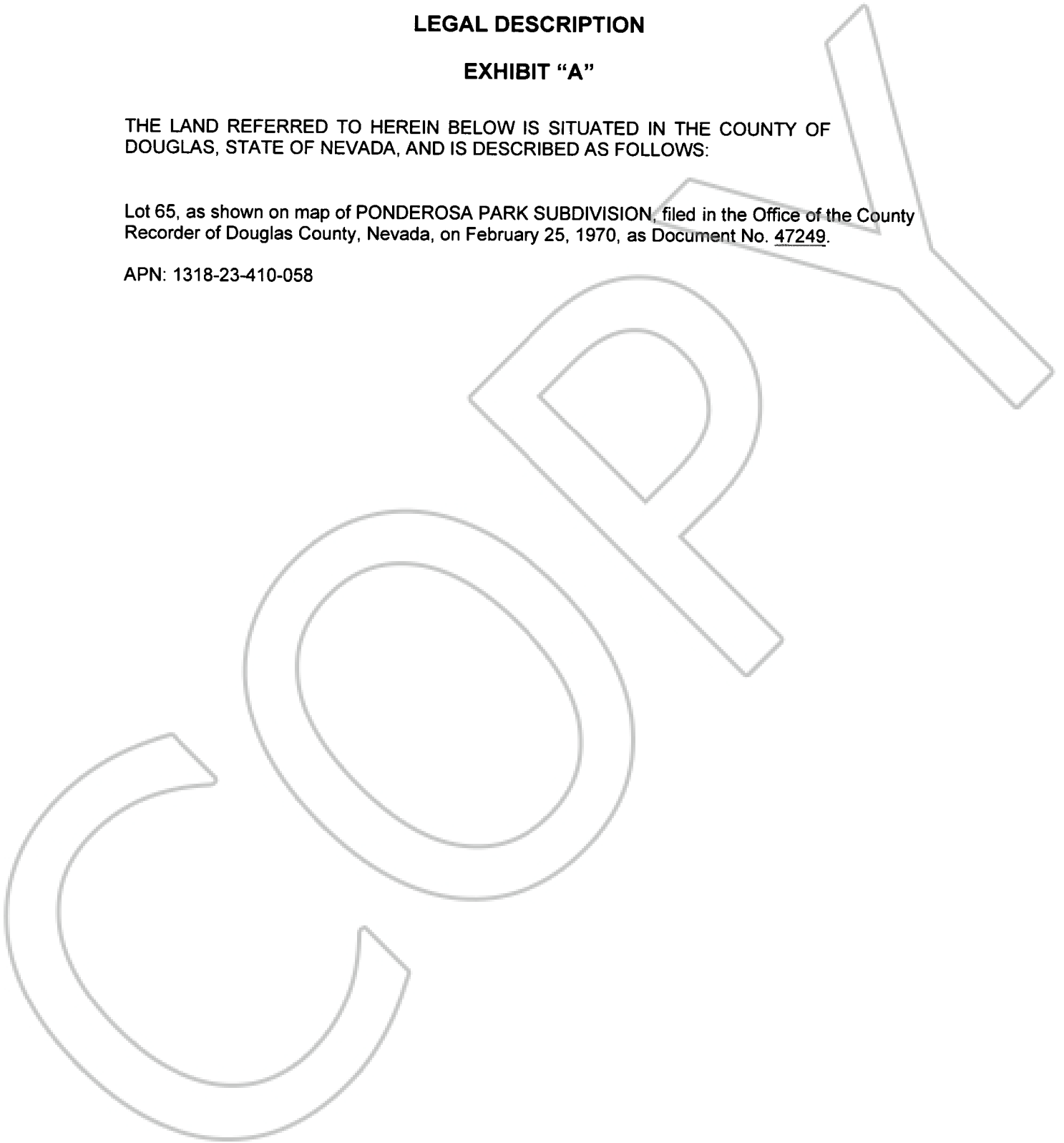
LEGAL DESCRIPTION

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. 47249.

APN: 1318-23-410-058



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-23-410-058
- 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 RECORDER'S OPTIONAL USE ONLY | |
| Book: _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$699,000.00

Transfer Tax Value \$699,000.00

Real Property Transfer Tax Due: \$2,726.10

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 [Signature]

Grantee [Signature]

SELLER (GRANTOR) INFORMATION
(Required)

Merle T. Maxwell and Alice B. Maxwell
 Revocable Trust dated
 Print Name: March 22, 2011
 Address: 527 Carrollwood Drive
Grants Pass, OR 97527

BUYER (GRANTEE) INFORMATION
(Required)

Print Name Marlene Taylor
 Address: PO Box 10502
Zephyr Cove NV 89448

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

Print Name: Signature Title Company LLC Escrow #: ZC3605-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED