

DOUGLAS COUNTY, NV **2023-999926**
RPTT:\$2067.00 Rec:\$40.00
\$2,107.00 Pgs=3 **08/28/2023 01:40 PM**
FIRST AMERICAN TITLE MINDEN
SHAWNYNE GARREN, RECORDER

A.P.N.: 1219-15-001-034
File No: 143-2667103 (et)
R.P.T.T.: \$2,067.00

When Recorded Mail To: Mail Tax Statements To:
The Rasmussen Family Revocable Trust
887 Barber Way
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Virginia L. Smith, Trustor and/or Trustee of The Smith Trust, dated May 30, 2001

do(es) hereby *GRANT, BARGAIN and SELL* to

Michael Dean Rasmussen and Jacqueline Carol Rasmussen, Trustees of Rasmussen Family Revocable Trust, dated March 25, 2021

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

LOT 54 SHERIDAN ACRES UNIT ONE, AS SHOWN ON THE OFFICIAL MAP RECORDED JUNE 8, 1966, IN BOOK 1 OF MAPS IN THE RECORDS OFFICE OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 32486.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Virginia L. Smith, Trustor and/or Trustee of The
Smith Trust, dated May 30, 2001

Virginia L. Smith
Virginia L. Smith, Trustee

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on _____ by
Virginia L. Smith, Trustor.

Notary Public

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2667103.

see attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Tuolumne)

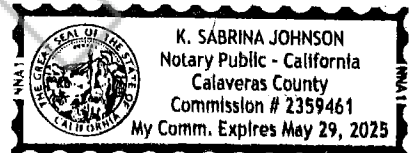
On 08/17/2023 before me, K. Sabrina Johnson, Notary Public
(insert name and title of the officer)

personally appeared Virginia L. Smith
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1219-15-001-034
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$530,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$530,000.00
 d) Real Property Transfer Tax Due \$2,067.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: [Signature]
 Signature: _____

Capacity: Agent
 Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: The Smith Trust
 Address: 18085 Yosemite Road
 City: Tuolumne
 State: CA Zip: 95379

Print Name: The Rasmussen Family
Revocable Trust
 Address: 887 Barber Way
 City: Gardnerville
 State: NV Zip: 89460

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

First American Title Insurance
 Print Name: Company
 Address 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2667103 et/ et
 State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)