

DOUGLAS COUNTY, NV **2023-999952**  
RPTT:\$2320.50 Rec:\$40.00  
\$2,360.50 Pgs=3 **08/29/2023 09:31 AM**  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

**WHEN RECORDED MAIL TO:**

James Thoming  
Sharon Thoming  
33720 S. Koster Road  
Tracy, CA 95304

**MAIL TAX STATEMENTS TO:**

Same as above

Escrow No. 2302518-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.

(Pursuant to NRS 239b.030)

APN No.: 1220-21-112-011

R.P.T.T. \$2,320.50

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Stephen Wall Lang and Susan Carole Schlerf-Lang as Co-Trustees of the Lang Revocable Living Trust, U/A dated December 7, 2016

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to James Thoming and Sharon Thoming husband and wife as joint tenants with right of survivorship

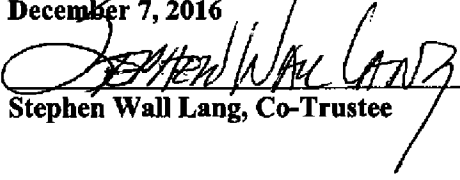
all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

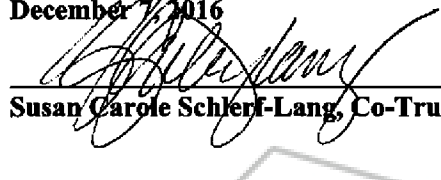
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

Stephen Wall Lang and Susan Carole Schlerf-Lang as Co-Trustees of the Lang Revocable Living Trust, U/A dated December 7, 2016

  
Stephen Wall Lang, Co-Trustee

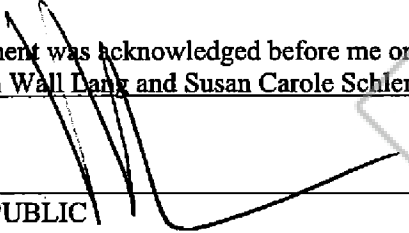
Stephen Wall Lang and Susan Carole Schlerf-Lang as Co-Trustees of the Lang Revocable Living Trust, U/A dated December 7, 2016

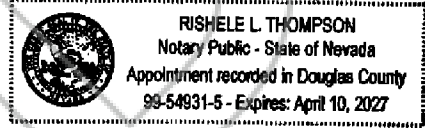
  
Susan Carole Schlerf-Lang, Co-Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 8/24/2023  
by Stephen Wall Lang and Susan Carole Schlerf-Lang as Co-Trustees

  
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02302518.

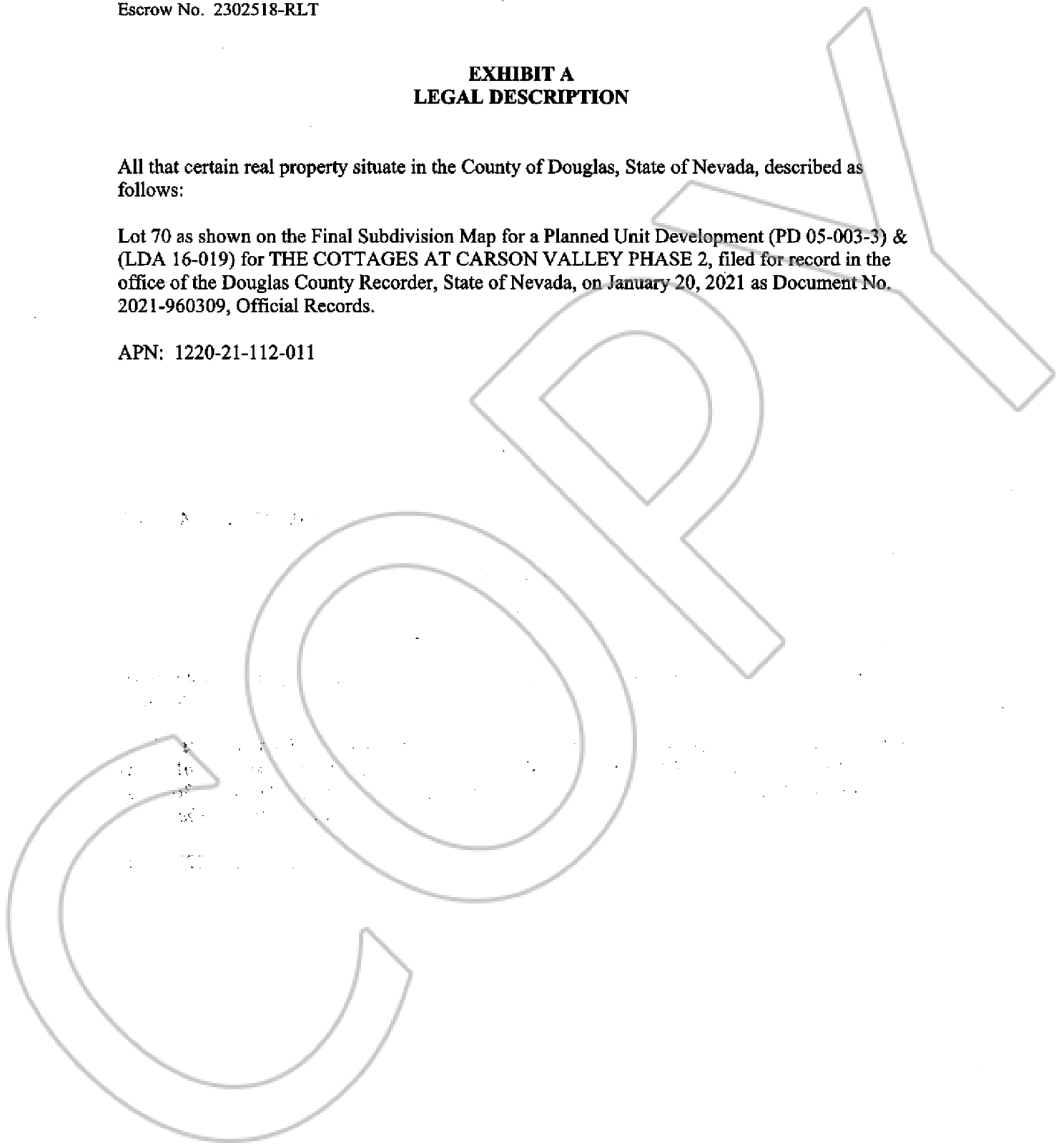
Escrow No. 2302518-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 70 as shown on the Final Subdivision Map for a Planned Unit Development (PD 05-003-3) & (LDA 16-019) for THE COTTAGES AT CARSON VALLEY PHASE 2, filed for record in the office of the Douglas County Recorder, State of Nevada, on January 20, 2021 as Document No. 2021-960309, Official Records.

APN: 1220-21-112-011



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-21-112-011  
 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 ONLY**  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property: \$ 595,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 595,000.00  
 d. Real Property Transfer Tax Due: \$ 2,320.50

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 %

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] Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Stephen Wall Lang and Susan Carole Schlerf-Lang as Co-Trustees of the Lang Revocable Living Trust, U/A dated December 7, 2016  
 Address: 600 W. Fork Vista Lane  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: James Thoming & Sharon Thoming  
 Address: 33720 S. Koster Road  
 City: Tracy  
 State: CA Zip: 95304

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02302518-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED