

DOUGLAS COUNTY, NV  
RPTT:\$2125.50 Rec:\$40.00  
\$2,165.50 Pgs=3  
AMROCK, LLC  
SHAWNYNE GARREN, RECORDER

**2024-1003655**

**01/05/2024 11:42 AM**

APN: 1320-30-211-075

R.P.T.T.: \$2,125.50

**Recording Requested By:**

Jackie LaRee Reyes  
1760 Oakwood Drive  
Minden, NV 89423

**After Recording Mail To:**

Hector Reyes, et al  
1760 Oakwood Drive  
Minden, NV 89423

**Send Subsequent Tax Bills To:**

Hector Reyes, et al  
1760 Oakwood Drive  
Minden, NV 89423

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

THIS INDENTURE WITNESSETH THAT, Jackie Reyes, also known as Jackie LaRee Reyes, as Successor Trustee of the Stephenson Family Trust dated August 17, 2004, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to Hector Reyes and Jackie Reyes, husband and wife, as joint tenants with right of survivorship and not as tenants in common, whose address is 1760 Oakwood Drive, Minden, NV 89423,

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

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

MORE commonly known as: 1760 Oakwood Drive  
Minden, NV 89423

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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



PRO 73564067 WD101 01 0103

(Attached to and becoming a part of Grant Deed dated 12/27/2023 between Jackie Reyes, also known as Jackie LaRee Reyes, as Successor Trustee of the Stephenson Family Trust dated August 17, 2004, as Seller(s) and Hector Reyes and Jackie Reyes, husband and wife, as joint tenants with right of survivorship and not as tenants in common, as Purchaser(s).)

WITNESS my/our hands, this 27 day of December, 2023.

Jackie Reyes a/k/a Jackie LaRee Reyes, Successor Trustee  
Jackie Reyes, a/k/a  
Jackie LaRee Reyes, Successor Trustee

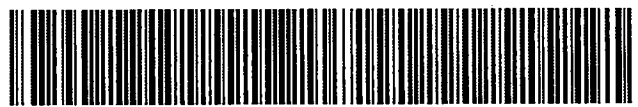
STATE OF CALIFORNIA )  
COUNTY OF EL DORADO )  
SS

This instrument was acknowledged before me, this 27<sup>TH</sup> day of DECEMBER, 2023, by Jackie Reyes, a/k/a Jackie LaRee Reyes, Successor Trustee.

NOTARY STAMP/SEAL

Lesley P. Korba  
Notary Public

LESLEY P. KORBA, Notary Public  
Title and Rank  
My Commission Expires: May 7<sup>TH</sup>, 2026



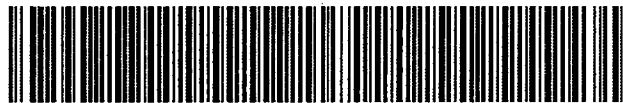
PRO 73564067 WD101 01 0203

## EXHIBIT A – LEGAL DESCRIPTION

Land situated in the County of Douglas in the State of NV

LOT 5; IN BLOCK D, AS SHOWN ON THE OFFICIAL MAP OF WESTWOOD VILLAGE UNIT NO. 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 5, 1979, IN BOOK 1079, PAGE 440, DOCUMENT NO. 37417, AND CERTIFICATE OF AMENDMENT RECORDED JULY 14, 1980, IN BOOK 780, PAGE 783, DOCUMENT NO. 46166, AND CERTIFICATE OF AMENDMENT RECORDED JANUARY 31, 1991, IN BOOK 191, PAGE 3820, DOCUMENT NO. 243938.

Per NRS 111.312 – The Legal Description appeared previously in Affidavit, recorded on \_\_\_\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_, as Document No. \_\_\_\_\_, in Douglas County Records, Douglas County, Nevada.



PRO 73564067 WD101 01 0303

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1320-30-211-075  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex                    |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input type="checkbox"/> Comm'l/Ind'l                |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home                 |
| <input type="checkbox"/> Other           |   |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 545,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( N/a ) )  
 c. Transfer Tax Value: \$ 545,000.00  
 d. Real Property Transfer Tax Due \$ 2,125.50

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section n/a  
 b. Explain Reason for Exemption: n/a

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 Jackie Lopez Reyes Capacity: Successor Trustee  
 Signature Jackie Reyes Capacity: Buyer

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Stephenson Family Trust  
 Address: 1760 Oakwood Drive  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Hector Reyes and Jackie Reyes  
 Address: 1760 Oakwood Drive  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Amrock - Recording Department  
 Address: 662 Woodward Avenue  
 City: Detroit

Escrow # 73564067  
 State: MI Zip: 48226