

DOUGLAS COUNTY, NV **2024-1004007**
RPTT:\$1131.00 Rec:\$40.00
\$1,171.00 Pgs=2 **01/19/2024 09:30 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1220-08-812-032
R.P.T.T.: \$1,131.00
Escrow No.: 24039181-SA
When Recorded Return To:
The Quails Nest Trust 1999, dated July 28,
1999
220 Sheridan Creek Court
Gardnerville, NV 89460

Mail Tax Statements to:
The Quails Nest Trust 1999, dated July 28,
1999
220 Sheridan Creek Court
Gardnerville, NV 89460

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bruce Horan and Cheryl Horan, husband and wife as joint tenants with the right of survivorship

do(es) hereby Grant, Bargain, Sell and Convey to

William W. Nichols, Trustee or their successors in interest of The Quails Nest Trust 1999, dated July 28, 1999 and any amendments thereto

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

Lot 30, in Block A, of Final Subdivision Map for Rocky Terrace, a Planned Unit Development PD 03-011, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on November 30th, 2005, as Document No. 661875.

Assessors Parcel No.: 1220-08-812-032

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

Dated this 16 day of January, 2024.

Bruce Horan
Bruce Horan

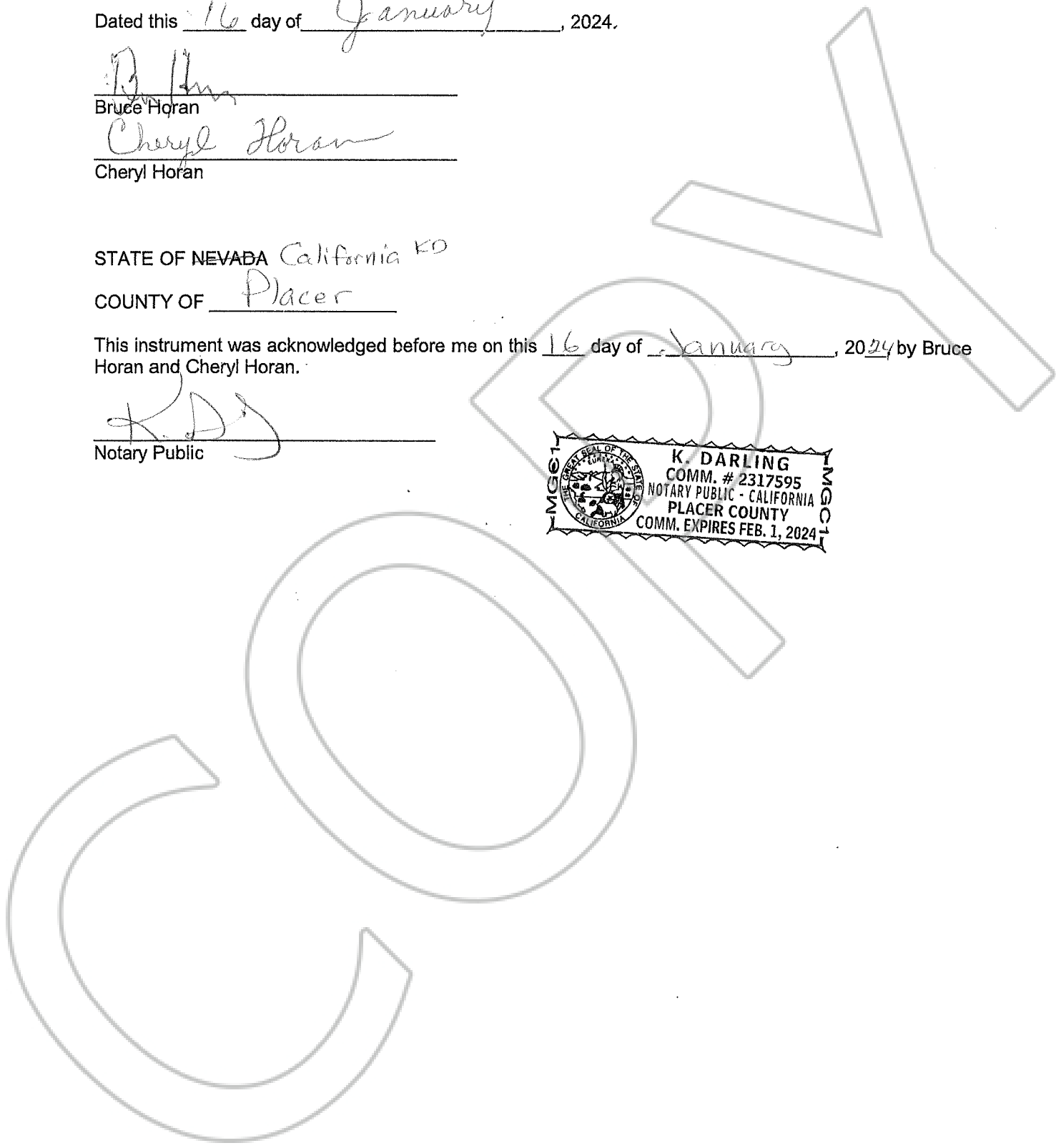
Cheryl Horan
Cheryl Horan

STATE OF NEVADA California ^{KD}

COUNTY OF Placer

This instrument was acknowledged before me on this 16 day of January, 2024 by Bruce Horan and Cheryl Horan.

K. Darling
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-08-812-032
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$290,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$290,000.00
 d. Real Property Transfer Tax Due: \$1,131.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: *Cynthia Hazard* Capacity: Grantor
 Signature: _____ Capacity: Escrow
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Bruce Horan and Cheryl Horan
 Address: 422 Snapdragon Lane
 City: Lincoln
 State: CA Zip: 95648

William W. Nichols, Trustee or their successors in interest of The Quails Nest Trust 1999, dated July 28, 1999 and any amendments thereto
 Print Name: _____
 Address: 220 Sheridan Creek Court
 City: Gardnerville
 State: Nevada Zip: 89460

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24039181-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410