

DOUGLAS COUNTY, NV **2024-1004324**
RPTT:\$1989.00 Rec:\$40.00
\$2,029.00 Pgs=3 **01/29/2024 09:40 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1320-33-816-045
R.P.T.T.: \$1,989.00
Escrow No.: 24039196-SA
When Recorded Return To:
One Red Maple Trust, Dated January 12,
2024
1429 Cheddington Circle
Gardnerville, NV 89410

Mail Tax Statements to:
One Red Maple Trust, Dated January 12,
2024
1429 Cheddington Circle
Gardnerville, NV 89410

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

This document is being executed in counterpart

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Melissa D. McGrath and Kris Melnick, Successor Co-Trustees of the F & R Burger Family Trust dated February 28, 1995

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

Leidene H. Evans, as Investment Trustee of the One Red Maple Trust, Dated January 12, 2024

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

Lot 38, in Block B, of Final Subdivision Map for Chichester Estates, Phase 11, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on December 27th, 2002, as Document No. 562225, and by Certificate of Amendment recorded March 27, 2003, in Book 0303, Page 13037, as Document No. 571430.

Assessors Parcel No.: 1320-33-816-045

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

Dated this 22 day of January, 2024.

The F & R Burger Family Trust dated February 28, 1995

BY: Melissa McGrath
Melissa D. McGrath
Successor Co-Trustees

BY: _____
Kris Melnick
Successor Co-Trustees

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

This instrument was acknowledged before me on this 22 day of January, 2024, by
Melissa D. McGrath

[Signature]

Notary Public



STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20__, by Kris
Melnick

Notary Public

Dated this 22nd day of January, 2024.

The F & R Burger Family Trust dated February 28, 1995

BY: _____
Melissa D. McGrath
Successor Co-Trustees

BY: Kris Melnick
Kris Melnick
Successor Co-Trustees

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20__, by
Melissa D. McGrath

Notary Public

STATE OF Washington

COUNTY OF Thurston

This instrument was acknowledged before me on this 22ND day of January, 2024, by Kris
Melnick

Bruce M Braniff
Notary Public

Notary Public
State of Washington
Bruce M Braniff
Commission No. 182303
Commission Expires 10-21-25

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-33-816-045
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| 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 RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- | | |
|---|---------------------|
| 3. a. Total Value/Sale Price of Property: | <u>\$510,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$510,000.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$1,989.00</u> |

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 Hogge* Capacity: _____ Escrow _____

Signature: _____ Capacity: _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Melissa D. McGrath and Kris Melnick,
Successor Co-Trustees of the F & R
Burger Family Trust dated February 28,
1995

Address: 43 Millan Court

City: Chula Vista

State: CA Zip: 91910

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Leidene H. Evans, as Investment
Trustee of the One Red Maple Trust,
Dated January 12, 2024

Address: 1429 Cheddington Circle

City: Gardnerville

State: Nevada Zip: 89410

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24039196-SA

Address: 1352 Hwy 395, Ste 114

City: Gardnerville State: NV Zip: 89410