

APN: 1420-33-710-005
R.P.T.T.: \$3,190.20
Escrow No.: 24039229-SA
When Recorded Return To:
The Walls 2006 Trust, dated May 17, 2006
2677 Ballard Lane
Minden, NV 89423

Mail Tax Statements to:
The Walls 2006 Trust, dated May 17, 2006
2677 Ballard Lane
Minden, NV 89423

DOUGLAS COUNTY, NV
RPTT:\$3190.20 Rec:\$40.00
\$3,230.20 Pgs=3
2024-1004730
02/14/2024 10:17 AM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Janet L. Rowan, Successor Trustee of the Rowan Family Trust dated April 9, 2007

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

Edward John Walls and Patricia Jansen Walls, Co-Trustees , the Walls 2006 Trust, dated May 17, 2006

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 6 day of February, 2024.

The Rowan Family Trust Agreement dated April 9, 2007

BY: Janet L. Rowan
Janet L. Rowan
Successor Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 6 day of February, 2024, by Janet L. Rowan, as Successor Trustee of The Rowan Family Trust Agreement dated April 9, 2007.

Cynthia Haggard
Notary Public

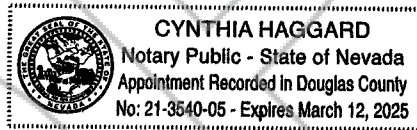
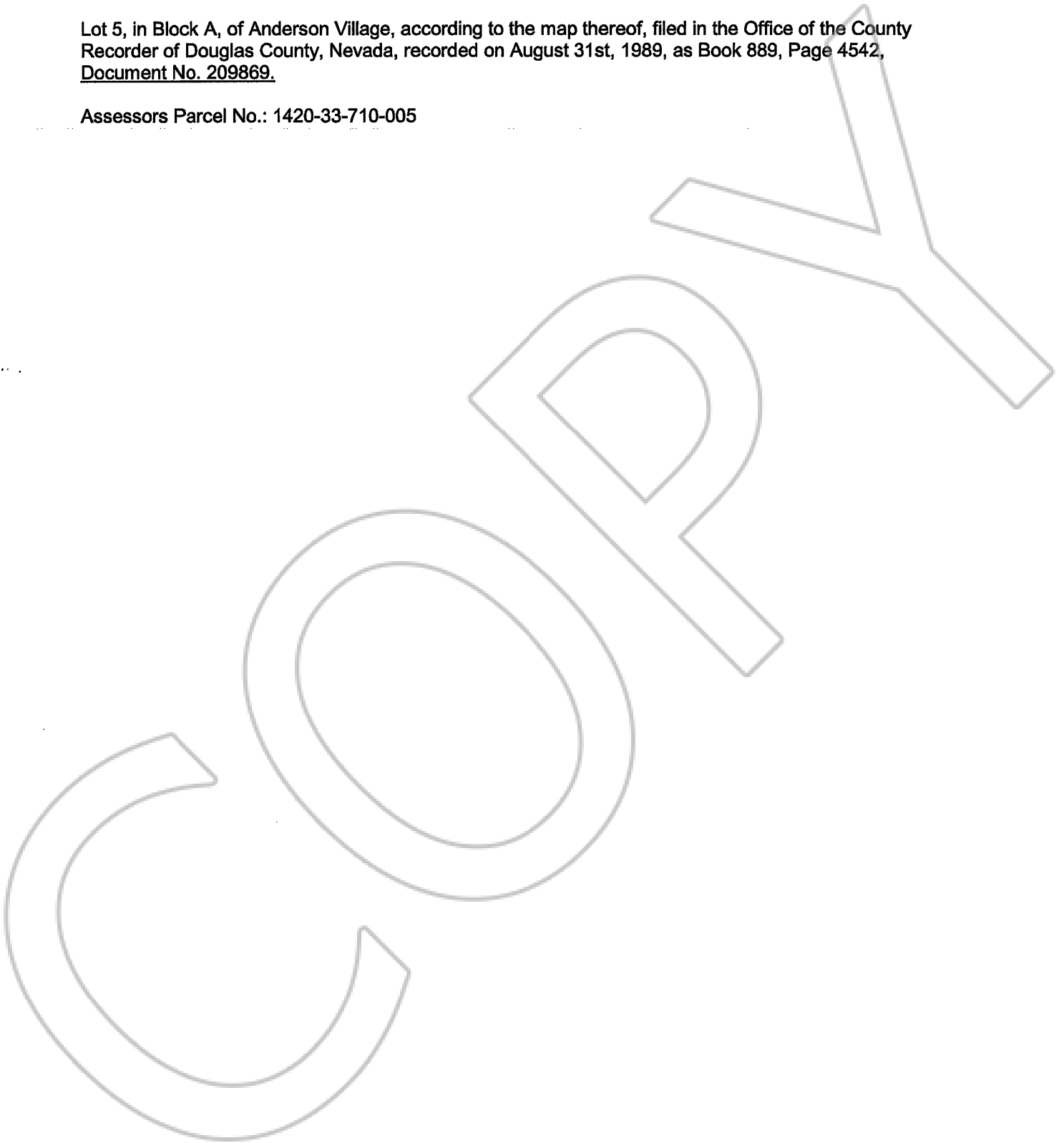


EXHIBIT "A"

Lot 5, in Block A, of Anderson Village, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on August 31st, 1989, as Book 889, Page 4542, Document No. 209869.

Assessors Parcel No.: 1420-33-710-005



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-33-710-005
 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>\$818,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$818,000.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$3,190.20</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 Hoggeed* Capacity: Grantor *Escrow*
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Janet L. Rowan, Successor Trustee of the Rowan Family Trust
 Address: 1102 Biddle Drive
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Edward John Walls and Patricia Jansen Walls, Co-Trustees, the Walls 2006 Trust, dated May 17, 2006
 Address: 2677 Ballard Lane
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24039229-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED