

APN: 1320-02-001-012  
R.P.T.T.: \$3,116.10  
Escrow No.: 23038777-SA  
When Recorded Return To:  
Grace Ludington and Zachary Ludington  
2513 East Valley Road  
Minden, NV 89423

Mail Tax Statements to:  
Grace Ludington and Zachary Ludington  
2513 East Valley Road  
Minden, NV 89423

DOUGLAS COUNTY, NV  
RPTT:\$3116.10 Rec:\$40.00  
\$3,156.10 Pgs=5  
2024-1004998  
02/23/2024 10:54 AM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

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,

**Teri Willison and Leo Garcia, Co-Executors of the Estate of Jaymee Jean Willison aka Jaymee Willison, as set forth in Ninth Judicial District Court of The State of Nevada, in and for the County of Douglas as Case No. 2022-PB-00188**

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

**Grace Ludington and Zachary Ludington, wife and husband, as community property with right of survivorship**

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 15 day of Feb, 2024.

The Estate of Jaymee J. Willison

BY: \_\_\_\_\_  
Teri Willison  
Co-Executor

BY: \_\_\_\_\_  
Leo Garcia  
Co-Executor

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Teri Willison

STATE OF NEVADA

COUNTY OF Douglas

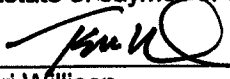
This instrument was acknowledged before me on this 15 day of February, 2024, by Leo Garcia

Cynthia Haggard  
Notary Public



Dated this 16th day of February, 2024.

The Estate of Jaymee J. Willison

BY:   
Teri Willison  
Co-Executor

BY: \_\_\_\_\_  
Leo Garcia  
Co-Executor

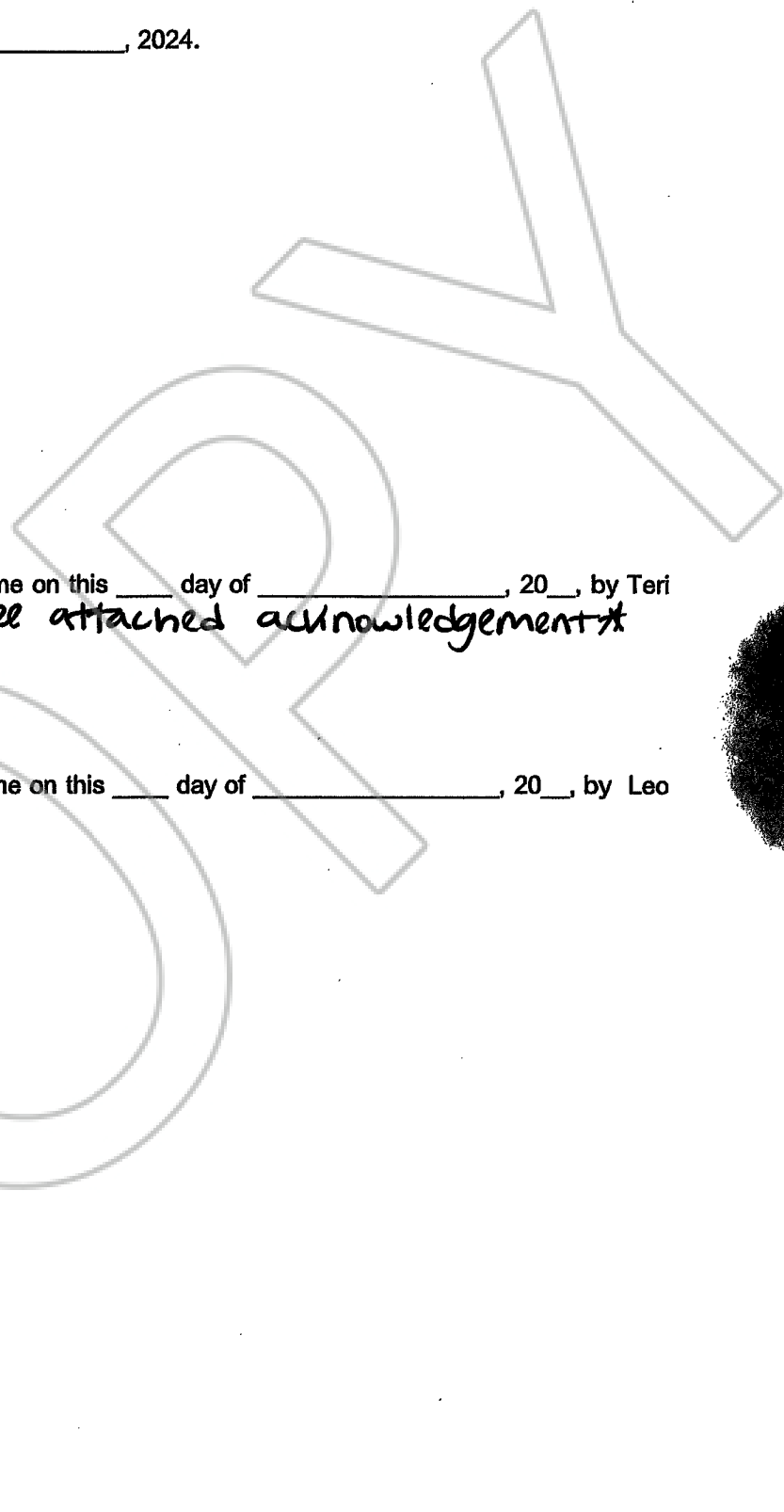
STATE OF California  
COUNTY OF Ventura

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Teri Willison  
*\* please see attached acknowledgement \**

STATE OF NEVADA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Leo Garcia

\_\_\_\_\_  
Notary Public



**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Ventura }

On February 16, 2024 before me, Miranda Lynn Cowles, notary  
Date Here Insert Name and Title of the Officer

personally appeared Teri Willison  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Miranda Lynn Cowles  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant, Bargain, sale deed

Document Date: 2/16/24 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: Leo Garcia - not present

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

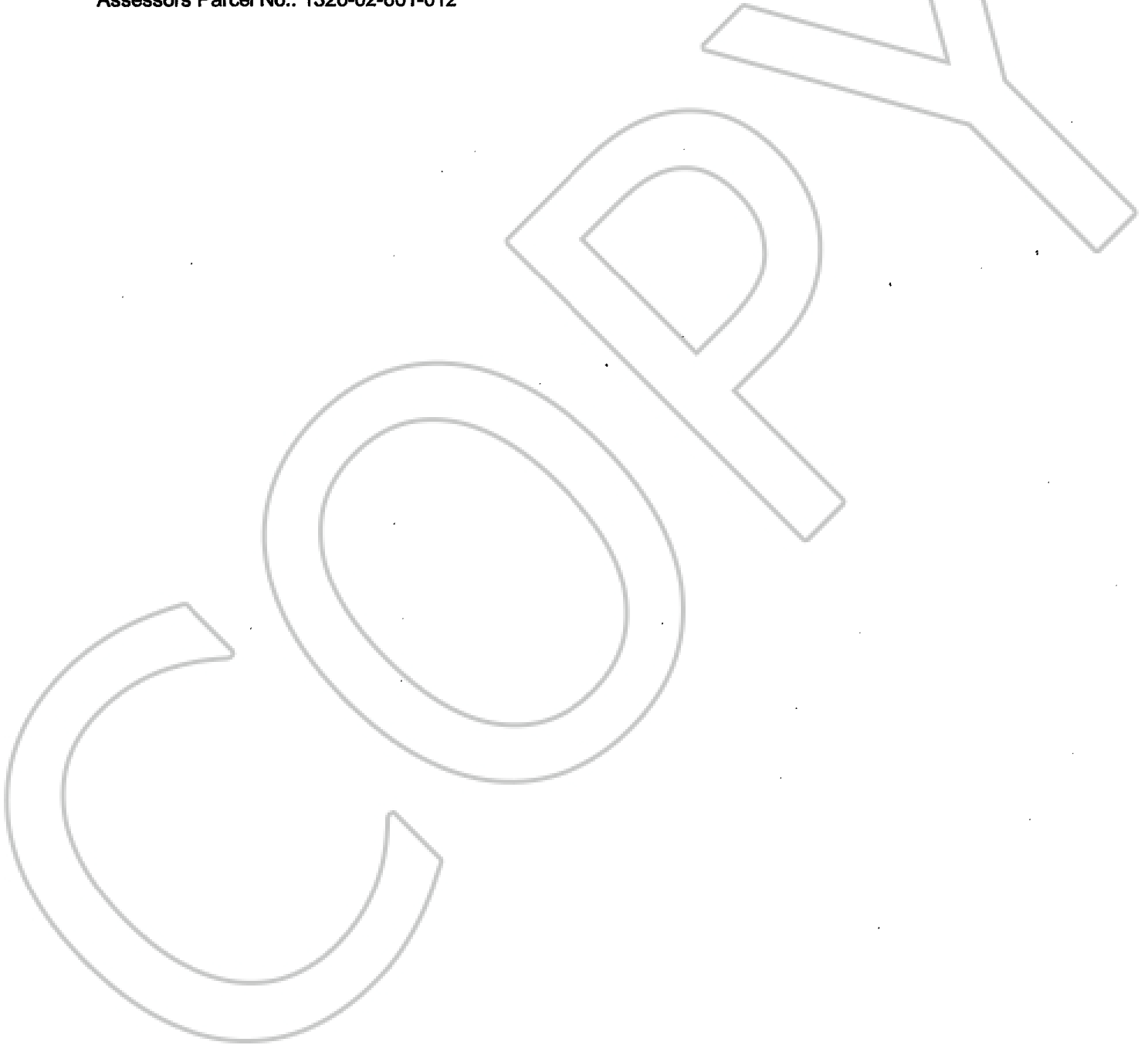
Signer is Representing: \_\_\_\_\_

## EXHIBIT "A"

All that portion of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 13 North, Range 20 East, M.D.B.&M., described as follows:

Parcel B, of Parcel Map for Frederick K. Dudley, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on January 11th, 1977, as Book 177 Page 386, Document No. 06045.

Assessors Parcel No.: 1320-02-001-012



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-02-001-012  
 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>\$799,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u>     |
| c. Transfer Tax Value:                                  | <u>\$799,000.00</u> |
| d. Real Property Transfer Tax Due:                      | <u>\$3,116.10</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: *JA* Capacity: \_\_\_\_\_ Grantor *ESL*  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: The Estate of Jaymee J. Willison  
 Address: 139 N. Ann Street  
 City: Ventura  
 State: CA Zip: 93001

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Grace Ludington and Zachary Ludington  
 Address: 2513 East Valley Road  
 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. #: 23038777-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410