

DOUGLAS COUNTY, NV **2024-1005252**
RPTT:\$2418.00 Rec:\$40.00
\$2,458.00 Pgs=2 **03/04/2024 11:51 AM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Darrell Troy Harness and Elizabeth Ann Schneider,
Trustees of the Harness Schneider Revocable Living
Trust dated July 21, 2022
1393 Jobs Peak Dr
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2400149-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1220-16-610-037
R.P.T.T. \$2,418.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Renee A. Tucker and Theresa K. Weaver, Successor Co-Trustees of the Muller Family Trust dated December 20, 1988 and any amendments thereto

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Darrell Troy Harness and Elizabeth Ann Schneider, Trustees of the Harness Schneider Revocable Living Trust dated July 21, 2022

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

Lot 166, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 1, as Document No. 28309, and Amended Title Sheet recorded on June 4, 1965, in Book 1, as Document No. 28377.

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

Signature and notary acknowledgement on page two.

Renee A. Tucker and Theresa K. Weaver, Successor Co-Trustees of the Muller Family Trust dated December 20, 1988 and any amendments thereto

Renee A. Tucker
Renee A. Tucker, Successor Co-Trustee

Renee A. Tucker and Theresa K. Weaver, Successor Co-Trustees of the Muller Family Trust dated December 20, 1988 and any amendments thereto

Theresa K. Weaver
Theresa K. Weaver, Successor Co-Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, Feb 1 2024
by Renee A. Tucker and Theresa K. Weaver, Successor Co-Trustees of the Muller Family Trust dated December 20, 1988 and any amendments thereto

Elizabeth Del Real
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02400149.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-16-610-037
 b. _____
 c. _____
 d. _____

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 i. Other _____

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

3. a. Total Value/Sales Price of Property: \$ 620,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 620,000.00
 d. Real Property Transfer Tax Due: \$ 2,418.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 [Signature] Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Renee A. Tucker and Theresa K. Weaver, Successor Co-Trustees of the Muller Family Trust dated December 20, 1988 and any amendments thereto
 Address: 977 Lehigh Cir
 City: Carson City
 State: NV Zip: 89705

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Darrell Troy Harness and Elizabeth Ann Schneider, Trustees of the Harness Schneider Revocable Living Trust dated July 21, 2022
 Address: 1393 Jobs Peak Drive
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02400149-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED