

DOUGLAS COUNTY, NV
RPTT:\$1462.50 Rec:\$40.00
\$1,502.50 Pgs=2

2024-1005982

03/25/2024 12:45 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1220-04-510-020
R.P.T.T.: \$1,462.50
Escrow No.: 24039105-DC
When Recorded Return To:
James Richardson and Ligia Richardson
37 Cedarwood Drive
Pomona, CA 91766

Mail Tax Statements to:
James Richardson and Ligia Richardson
37 Cedarwood Drive
Pomona, CA 91766

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Nadine Lovelady, Trustee of The Pat Rae Wallace Family Trust dated August 30, 2011

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

James Richardson and Ligia Richardson, husband and wife, as joint tenants with right of survivorship

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

Lot 26, of Carson Valley Estates Subdivision, Phase 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on July 19th, 1965, as Document No. 28834.

Assessors Parcel No.: 1220-04-510-020

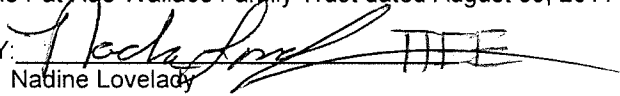
Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 24039105-DC

Dated this 22 day of March, 2024.

The Pat Rae Wallace Family Trust dated August 30, 2011

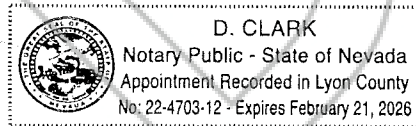
BY: 
Nadine Lovelady
Trustee

STATE OF NEVADA

CARSON CITY

This instrument was acknowledged before me on this 22 day of March, 2024, by Nadine Lovelady, as Trustee of The Pat Rae Wallace Family Trust dated August 30, 2011.


Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-04-510-020
 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>\$375,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$375,000.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$1,462.50</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: [Signature] Capacity: Escrow Officer

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>The Pat Rae Wallace Family Trust dated August 30, 2011</u>	Print Name: <u>James Richardson and Ligia Richardson</u>
Address: <u>245 Walmsley Ct</u>	Address: <u>37 Cedarwood Drive</u>
City: <u>Dayton</u>	City: <u>Pomona</u>
State: <u>NV</u> Zip: <u>89403</u>	State: <u>California</u> Zip: <u>91766</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24039105-DC

Address: 896 W Nye Ln, Ste 104

City: Carson City State: NV Zip: 89703