

DOUGLAS COUNTY, NV  
RPTT:\$5830.50 Rec:\$40.00  
\$5,870.50 Pgs=3

**2024-1006267**

**04/02/2024 12:24 PM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

APN: 1320-34-001-011  
R.P.T.T.: \$5,830.50  
Escrow No.: 24040263-SA  
When Recorded Return To:  
The Jannopoulos Family Trust, dated July  
21, 2023  
34 El Viento  
Pismo Beach, CA 93449

Mail Tax Statements to:  
The Jannopoulos Family Trust, dated July  
21, 2023  
34 El Viento  
Pismo Beach, CA 93449

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,

**Sandra D. Bailey, a married woman as her sole and separate property and Timothy L. Guthrie, an unmarried man who mistakenly acquired title as a married man as his sole and separate property**

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

**Brian Jannopoulos and Denise Jannopoulos, Trustees of The Jannopoulos Family Trust, dated July 21, 2023**

all that real property situated in the Town of Gardnerville, 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 and all water, water rights, ditch, ditch rights, well and well rights appurtenant to the subject property.

Dated this 29 day of March, 2024.

*Sandra D. Bailey*  
Sandra D. Bailey

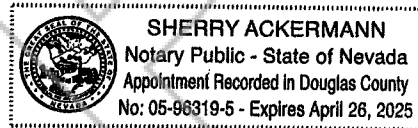
*Timothy L. Guthrie*  
Timothy L. Guthrie

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 29 day of March, 2024 by Sandra D. Bailey

*Sherry Ackermann*  
Notary Public



STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 29 day of March, 2024 by Timothy L. Guthrie

*Sherry Ackermann*  
Notary Public



## EXHIBIT "A"

All that certain lot, piece or parcel of land situate in and being a portion of the Northeast Quarter of Section 34, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Parcel No. 2, as shown on The Clark Parcel Map, being Lot "G" of Land Division Map of Lot 3 for G.P. Trucking, recorded January 21, 1982, in Book 182, Page 1358, as Document No. 64238, Official Records, Douglas County, Nevada.

Said Land being a portion of Parcel 3 G, as set forth on that certain Land Division Map of Lot 3 of John B. Anderson No. L.P.M. (Parcel 2) for G.P. Trucking, recorded March 25, 1981, as Document No. 54709, Official Records, Douglas County, Nevada.

Together with a non-exclusive easement for access and utilities over and across all those certain parcels of land designated as access and utilities easement as set forth on that certain Land Division Map of Lot 3 of John B. Anderson No. L.P.M. (Parcel 2) for G.P. Trucking, recorded March 25, 1981, as Document No. 54709, Official Records, Douglas County, Nevada.

Assessors Parcel No.: 1320-34-001-011

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-34-001-011  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.        f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Document/Instrument No.: \_\_\_\_\_  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sale Price of Property: \$1,495,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$1,495,000.00  
 d. Real Property Transfer Tax Due: \$5,830.50

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: *SA* Capacity: Grantor *ESCROW*  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

Print Name: Sandra D. Bailey and Timothy L. Guthrie  
 Address: 1115 Montecito Drive  
 City: Minden  
 State: NV Zip: 89423

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

Brian Jannopoulos and Denise Jannopoulos, Trustees of The Jannopoulos Family Trust, dated July 21, 2023  
 Address: 34 El Viento  
 City: Pismo Beach  
 State: California Zip: 93449

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24040263-SA  
 Address: 1352 US Hwy 395 N, #114  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED