

APN/Parcel ID(s): 1220-21-610-178

Order No.: TTR2400356-RT

**WHEN RECORDED MAIL TO and MAIL  
TAX STATEMENTS TO:**

Erin C. Westerlund and Erik K. Westerlund  
1327 Saratoga St  
Minden, NV 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

R.P.T.T \$1,684.80

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Tracy Penn, Successor Trustee of the Penn Family Trust dated December 6, 2012,**

do(es) hereby GRANT, BARGAIN AND SELL to

**Erin C. Westerlund and Erik K. Westerlund Wife and Husband as Joint Tenants**

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"  
ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR  
GRANT BARGAIN SALE DEED**

Dated: 4-3-24

Tracy Penn, Successor Trustee of the Penn Family Trust dated December 6, 2012

BY: [Signature]  
Tracy Penn, Successor Trustee

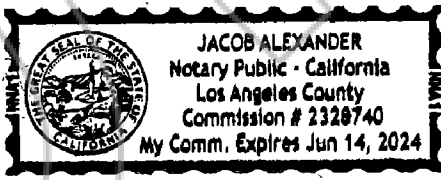
State of <sup>CA</sup> ~~NEVADA~~ <sup>CA</sup>  
County of <sup>LA</sup> ~~DOUGLAS~~ <sup>LA</sup> Los Angeles

This instrument was acknowledged before me on this 3 day of April,  
2024, by

Tracy Penn

[Signature]  
Notary Public

[SEAL]



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 1220-21-610-178**

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All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 527 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512, Official Records.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)  
 a. 1220-21-610-178  
 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  
 Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property      \$ 432,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value:                            \$ 432,000.00  
 d. Real Property Transfer Tax Due            \$ 1,684.80

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section NONE  
 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 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 *Tracy Penn*      Capacity: Agent  
 Signature \_\_\_\_\_      Capacity: Grantee

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

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

Print Name: Tracy Penn, Successor Trustee of the Penn Family Trust dated December 6, 2012  
 Address: 8836 Lookout Mountain Ave  
 City: Los Angeles  
 State: CA                                      Zip: 90046

Print Name: Erin C. Westerlund and Erik K. Westerlund  
 Address: 1327 Saratoga St  
 City: Minden  
 State: NV                                      Zip: 89423

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

Print Name: Ticor Title of Nevada, Inc.  
 Address: 1483 US Hwy 395 N, Suite B  
 City: Gardnerville

Escrow # TTR2400356  
 State: NV                                      Zip: 89410