

DOUGLAS COUNTY, NV  
RPTT:\$3510.00 Rec:\$40.00  
\$3,550.00 Pgs=2

**2024-1006653**

**04/15/2024 09:50 AM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1220-15-511-014  
**R.P.T.T.:** \$3,510.00  
Escrow No.: 24039994-SA  
When Recorded Return To:  
Jenae Strickland and Jake Strickland  
960 Fairway Drive  
Gardnerville, NV 89460

Mail Tax Statements to:  
Jenae Strickland and Jake Strickland  
960 Fairway Drive  
Gardnerville, NV 89460

SPACE ABOVE FOR RECORDER'S USE

### **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Thomas F. Wuesthoff and Catherine E. Wuesthoff, Trustees of The Thomas and Catherine Wuesthoff Family Trust dated August 2, 1995**

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

**Jenae Strickland and Jake Strickland, wife and husband, 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 17, of Official Plat Gardnerville Ranchos Subdivision, Phase 3, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on June 1st, 1965, as Document No. 28310, and on Amended Map recorded June 4, 1965, as Document No. 28378, Official Records.

Assessors Parcel No.: 1220-15-511-014

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

Dated this 29<sup>th</sup> day of MARCH, 2024.

The Thomas and Catherine Wuesthoff Family Trust dated August 2, 1995

BY: *Thomas F. Wuesthoff*  
Thomas F. Wuesthoff  
Trustee


BY: *Catherine E. Wuesthoff*  
Catherine E. Wuesthoff  
Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 29 day of March, 2024, by Thomas F. Wuesthoff, as Trustee and Catherine E. Wuesthoff, as Trustee of The Thomas and Catherine Wuesthoff Family Trust dated August 2, 1995.

*Cynthia Haggard*  
Notary Public

 CYNTHIA HAGGARD  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 21-3540-05 - Expires March 12, 2025

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-15-511-014  
 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: \$900,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$900,000.00  
 d. Real Property Transfer Tax Due: \$3,510.00

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 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: *TA* Capacity: Grantor *ESLTON*  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

Thomas F. Wuesthoff and Catherine E. Wuesthoff, Trustees of The Thomas and Catherine Wuesthoff Family Trust dated August 2, 1995		Print Name: Jenae Strickland and Jake Strickland	
Print Name:	<u>August 2, 1995</u>	Address:	<u>960 Fairway Drive</u>
Address:	<u>P.O. Box 1591</u>	City:	<u>Gardnerville</u>
City:	<u>Mammoth Lakes</u>	State:	<u>Nevada</u>
State:	<u>CA</u> Zip: <u>93546</u>	Zip:	<u>89460</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24039994-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410