

DOUGLAS COUNTY, NV
RPTT:\$5362.50 Rec:\$40.00
\$5,402.50 Pgs=2
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

2024-1006674

04/15/2024 01:12 PM

WHEN RECORDED MAIL TO:
Thomas Frederick Wuesthoff
Catherine E. Bachman-Wuesthoff
P.O BOX 190
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2400297-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.: 1220-01-002-060
R.P.T.T. \$5,362.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Lamonte K. Morris and Leina Morris, Trustees of the 2004 Lamonte K. Morris and Leina Morris Revocable Trust

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Thomas Frederick Wuesthoff and Catherine E. Bachman-Wuesthoff, Husband and wife as joint tenants

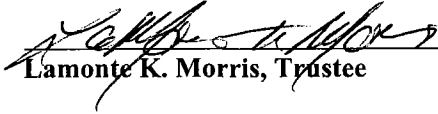
all that real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 8, in Block B, as set forth on the Final Map #PD01-19 for STERLING RANCH ESTATES, A PLANNED UNIT DEVELOPMENT, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, September 17, 2002, Book 0902, Page 5372, as Document No. 552347, and by Certificate of Amendment recorded March 26, 2003, Book 0303, Page 12541, as Document No. 571358.

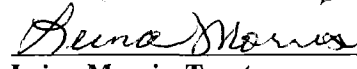
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

Lamonte K. Morris and Leina Morris,
Trustees of the 2004 Lamonte K. Morris
and Leina Morris Revocable Trust


Lamonte K. Morris, Trustee

Lamonte K. Morris and Leina Morris,
Trustees of the 2004 Lamonte K. Morris and
Leina Morris Revocable Trust


Leina Morris, Trustee

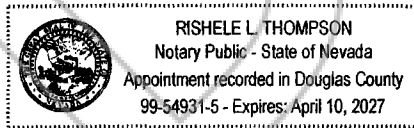
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on ,
by Lamonte K. Morris and Leina Morris, Trustees

4/11/2024

NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02400297.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

- 1. Assessor Parcel Number(s)
 - a. 1220-01-002-060
 - 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: \$ 1,375,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 1,375,000.00
- d. Real Property Transfer Tax Due: \$ 5,362.50

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

5. Partial Interest: Percentage being transferred: _____ %

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 *Liz Lane* Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Lamonte K. Morris and Leina Morris,
 Trustees of the 2004 Lamonte K. Morris and Leina
 Morris Revocable Trust
 Address: 1572 Amber Rose Dr
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Thomas Frederick Wuesthoff and
 Catherine E. Bachman-Wuesthoff
 Address: P.O BOX 190
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02400297-020-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