

DOUGLAS COUNTY, NV
RPTT:\$2886.00 Rec:\$40.00
\$2,926.00 Pgs=3

2024-1007363

05/03/2024 01:20 PM

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

APN: 1220-24-601-032
R.P.T.T.: \$2,886.00
Escrow No.: 24041183-SA
When Recorded Return To:
The Frost Family Trust B
P.O Box 453
Markleeville, CA 96120

Mail Tax Statements to:
The Frost Family Trust B
P.O Box 453
Markleeville, CA 96120

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Errol G. Felshaw and Joanne Lisa Felshaw, husband and wife, as community property with right of survivorship

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

Linda Frost, Trustee of The Frost Family Trust B

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.

Dated this 30 day of April, 2024.

Errol G. Felshaw
Errol G. Felshaw

Joanne Felshaw
Joanne Lisa Felshaw

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 30 day of April, 2024, by Errol G. Felshaw and Joanne Lisa Felshaw.

Sherry
Notary Public

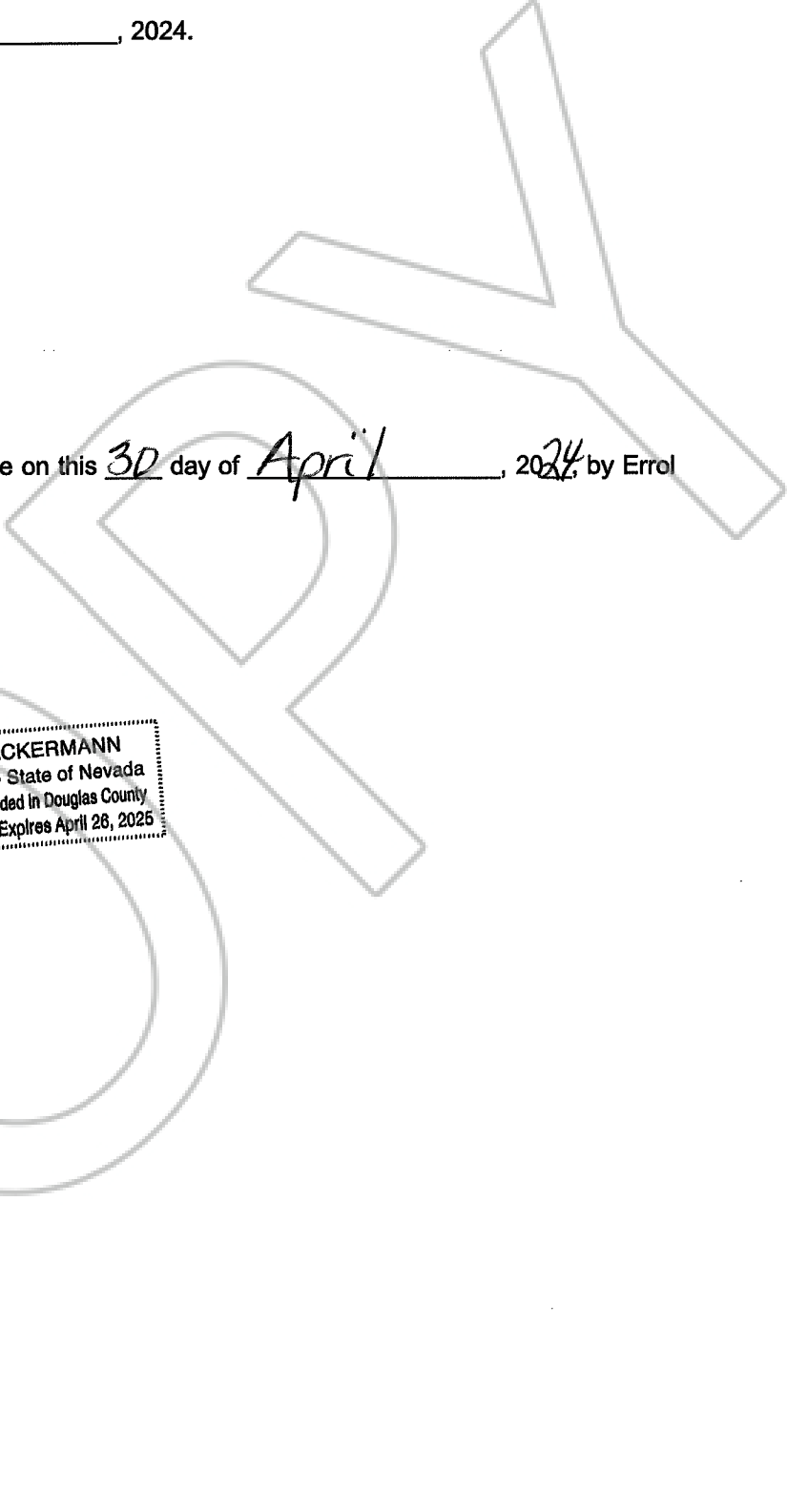
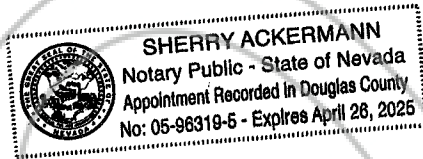
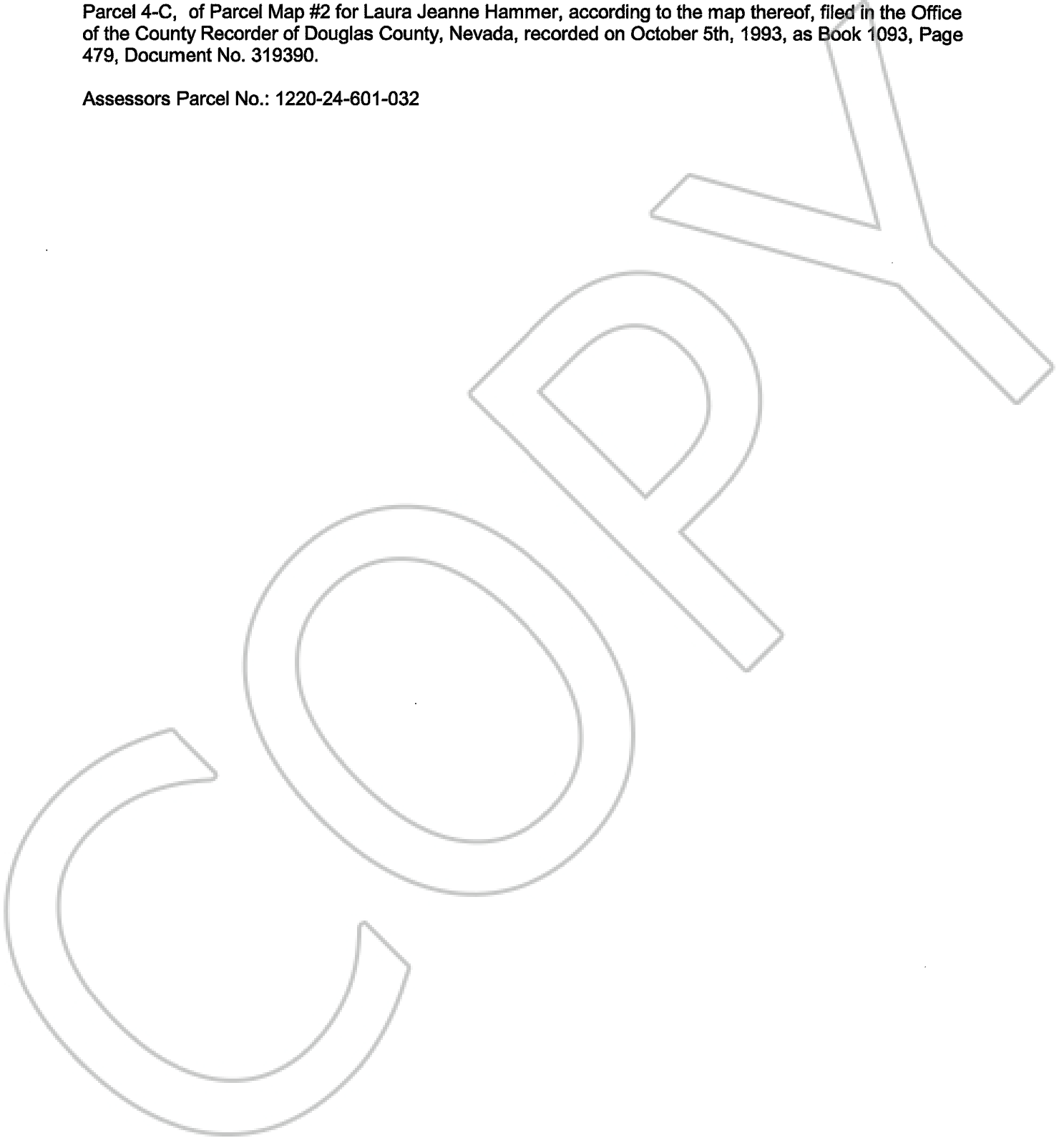


EXHIBIT "A"

Parcel 4-C, of Parcel Map #2 for Laura Jeanne Hammer, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on October 5th, 1993, as Book 1093, Page 479, Document No. 319390.

Assessors Parcel No.: 1220-24-601-032



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-24-601-032
 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: \$740,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$740,000.00
 d. Real Property Transfer Tax Due: \$2,886.00

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: *Cynthia Hogge* Capacity: Grantor Escrow
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Erröl G. Felshaw and Joanne Lisa Felshaw
 Address: 708 Cutter Lane
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Linda Frost, Trustee of The Frost Family Trust B
 Address: P.O Box 453
 City: Markleeville
 State: California Zip: 96120

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24041183-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED