

DOUGLAS COUNTY, NV **2024-1008309**
RPTT:\$2340.00 Rec:\$40.00
\$2,380.00 Pgs=4 **05/20/2024 10:36 AM**
TICOR TITLE - CC (NVTH3K)
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1419-12-610-017

Order No.: TTR2401085-DKC

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

Joel J. Johnson and Marianne S. Johnson,
Trustees of The Johnson Family Trust,
dated March 17, 2006
3540 Cherokee Drive
Carson City, NV 89705

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$2,340.00

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

Diane F. Peart as Trustee of the Diane F. Peart Revocable Trust dated October 17, 2019,

do(es) hereby GRANT, BARGAIN AND SELL to

Joel J. Johnson and Marianne S. Johnson, Trustees of The Johnson Family Trust, dated March 17, 2006

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: 05-16-2024

The Diane F. Peart Revocable Trust

BY: The Diane F. Peart Revocable Trust

Diane F. Peart
Trustee

State of _____

County of _____

This instrument was acknowledged before me on this _____ day of _____, by Diane F. Peart.

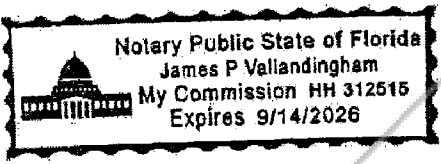
Six Attached
Notary Public

[SEAL]

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 16TH day of MAY, 2024,
by DIANE F. PEART (Name of Person Acknowledging).

(Seal)



James P. Vallandingham
Signature of Notary Public

James P. Vallandingham
Print, Type or Stamp Name of Notary

Personally Known: _____

OR Produced Identification: X

Type of Identification Produced: DRIVER'S LICENSE

Attached to and becoming Part of: Grant Leasing Sale Road

Document Date: 5/16/2024 # of Pages 3 with certificate

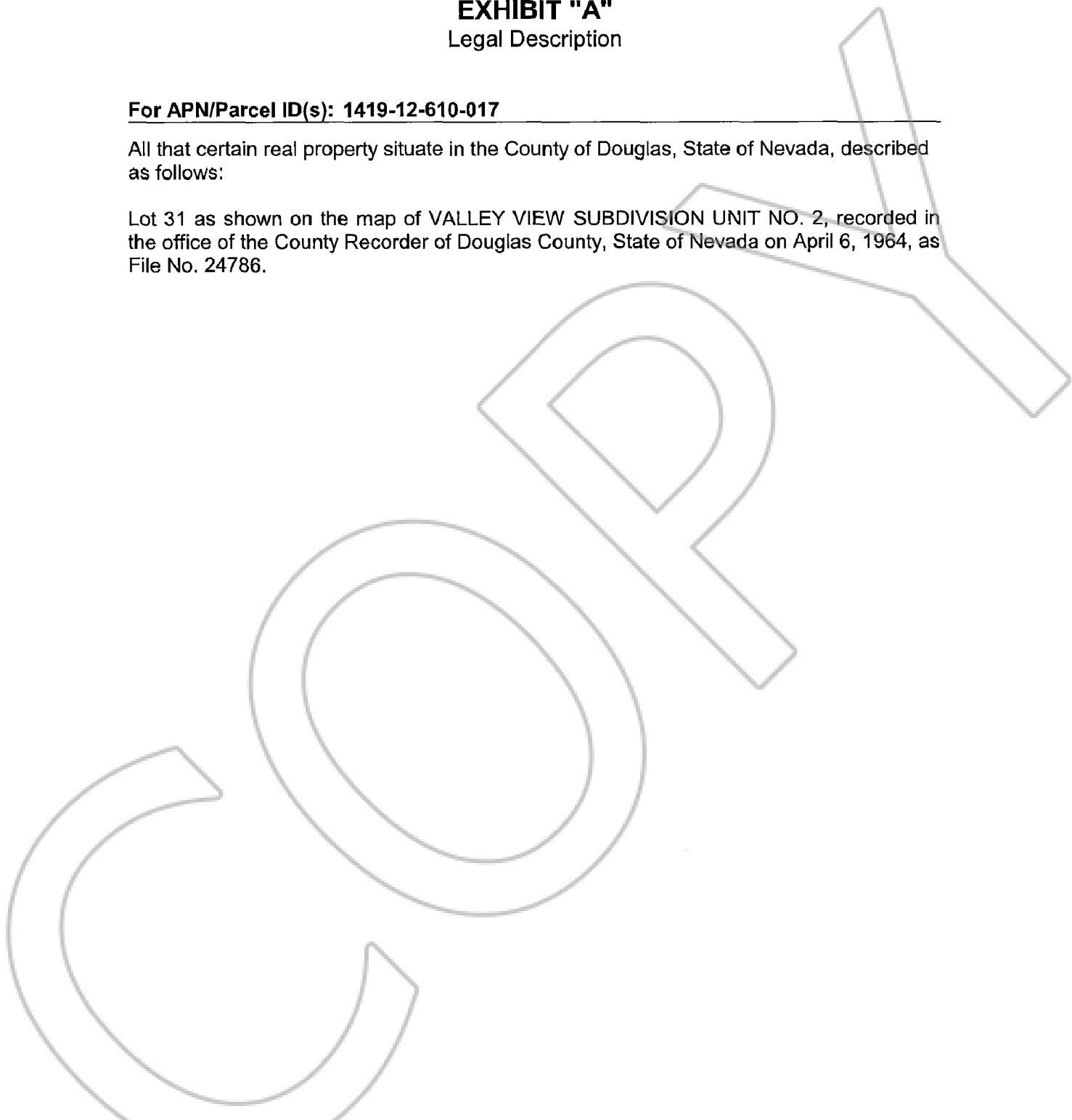
Reference: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1419-12-610-017

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

Lot 31 as shown on the map of VALLEY VIEW SUBDIVISION UNIT NO. 2, recorded in the office of the County Recorder of Douglas County, State of Nevada on April 6, 1964, as File No. 24786.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1419-12-610-017
 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 _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 600,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 600,000.00
 d. Real Property Transfer Tax Due \$ 2,340.00

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 _____ Capacity: _____
 Signature *Diane Peart* Capacity: Escrow Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Diane F. Peart as Trustee of the Diane F. Peart Revocable Trust dated October 17, 2019

Print Name: Joel J. Johnson and Marianne S. Johnson, Trustees of The Johnson Family Trust, dated March 17, 2006

Address: 3540 Cherokee Dr.
 City: Carson City
 State: NV Zip: 89705

Address: 3540 Cherokee Drive
 City: Carson City
 State: NV Zip: 89705-6907

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

Print Name: Ticor Title of Nevada, Inc.
 Address: 307 West Winnie Lane, Suite 1
 City: Carson City

Escrow # TTR2401085
 State: NV Zip: 89703