

A.P.N.: 1220-03-212-022  
File No: 143-2674659 (et)  
R.P.T.T.: \$1,852.50

When Recorded Mail To: Mail Tax Statements To:  
The Mayhugh Trust  
1260 Jodi Court  
Gardnerville, NV 89460

***GRANT, BARGAIN and SALE DEED***

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

Monica Josephina Maria Acevedo, as trustee of the Revocable Trust of Randall Hilliard Acevedo and Monica Josephina Maria Acevedo dated June 7, 1991

do(es) hereby *GRANT, BARGAIN and SELL* to

Roy W. Mayhugh and Bonnie J. Mayhugh, as trustees of the Mayhugh Trust, dated May 30, 2003

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

**Lot 22, Block G, as set forth on Final Subdivision Map LDA 01-047, Planned Unit Development for ARBOR GARDENS PHASE 3, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on November 19, 2004, Book 1104, Page 9523, as Document No. 629883, and by Certificate of Amendment recorded August 30, 2005, Book 0805, Page 14668, as Document No. 653714.**

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

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.


Monica Josephina Maria Acevedo, as trustee of  
the Revocable Trust of Randall Hilliard Acevedo  
and Monica Josephina Maria Acevedo dated  
June 7, 1991

*Monica Josephina Maria Acevedo, Trustee*  
Monica Josephina Maria Acevedo, Trustee

STATE OF **NEVADA** )  
 ) **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on May 29, 2024 by  
**Monica Josephina Maria Acevedo, as trustee.**

*[Signature]*  
\_\_\_\_\_  
Notary Public  
(My commission expires: 5.3.25 )

 **E. TOBIAS**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 17-2785-5 - Expires May 3, 2025

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2674659.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-03-212-022  
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$475,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$475,000.00  
 d) Real Property Transfer Tax Due \$1,852.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 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: [Signature]  
 Signature: \_\_\_\_\_

Capacity: Agent  
 Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Revocable Trust of Randall Hilliard  
 Acevedo and Monica Josephina  
 Print Name: Maria Acevedo  
 Address: Po Box 38  
 City: Genoa  
 State: NV Zip: 89411

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: The Mayhugh Trust  
 Address: 1260 Jodi Court  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 First American Title Insurance  
 Print Name: Company File Number: 143-2674659 et/ et  
 Address 1663 US Highway 395, Suite 101  
 City: Minden State: NV Zip: 89423