

DOUGLAS COUNTY, NV **2024-1009213**
RPTT:\$2535.00 Rec:\$40.00
\$2,575.00 Pgs=3 **06/18/2024 10:41 AM**
TICOR TITLE - CC (NVTH3K)
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1320-29-610-003

Order No.: TTR2400035-DKC

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

The Shep and Laura Revocable Living Trust
dated May 30, 2024
1179 Cottonwood Street, Apt. 4
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$2,535.00

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

**Dennis R. Jennings and Kristine S. Jennings, Trustees of The Family Trust of
Dennis R. Jennings and Kristine S. Jennings, dated May 12, 1999,**

do(es) hereby GRANT, BARGAIN AND SELL to

**Howard Shepard Peck, Jr. and Laura K. Peck, Trustees, or their successors in
Trust, under The Shep and Laura Peck Revocable Living Trust dated May 30, 2024**

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: 5-31-2024

The Family Trust of Dennis R. Jennings and Kristine S. Jennings, dated May 12, 1999

BY: Dennis R. Jennings
Dennis R. Jennings, Trustee

BY: Kristine S. Jennings
Kristine S. Jennings, Trustee

State of NEVADA

County of Carson City

This instrument was acknowledged before me on this 31st day of May,
2024, by Dennis R. Jennings and Kristine S. Jennings.

Cindy McTammany
Notary Public

[SEAL]

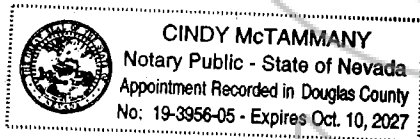


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1320-29-610-003

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

Lot 3 in Block A, as set forth on the Final Subdivision Map for MONTERRA PHASE 1, A PLANNED UNIT DEVELOPMENT, recorded in the office of the Douglas County Recorder, State of Nevada, on August 24, 2005 in Book 0805 at Page 11150 as Document No. 653145 of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1320-29-610-003
 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 \$ 650,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 650,000.00
 d. Real Property Transfer Tax Due \$ 2,535.00

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 Dennis R. Jennings Capacity: Grantor
 Signature Kristine S. Jennings Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Dennis R. Jennings and Kristine S. Jennings, Trustees of The Family Trust of Dennis R. Jennings and Kristine S. Jennings, dated May 12, 1999

Print Name: H. Shepard Peck, Jr. and Laura K. Peck

Address: 1703 Rosso Ct.
 City: Minden
 State: NV Zip: 89423

Address: 1703 Rosso Ct
 City: Minden
 State: NV Zip: 89423-4213

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 # TTR2400035
 State: NV Zip: 89703