

DOUGLAS COUNTY, NV **2024-1009377**
RPTT:\$5830.50 Rec:\$40.00
\$5,870.50 Pgs=3 **06/24/2024 12:58 PM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1319-18-214-012

Order No.: TTR2401411-RT

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

Michael L. Perkins and Jami L. Perkins,
Trustees of the Jami L. & Michael L. Perkins
Family Trust
453 Andria Drive
Stateline, NV 89449

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$5,830.50

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

**Mark Bell and Andrea Bell, Husband and Wife as Joint Tenants with Right of
Survivorship,**

do(es) hereby GRANT, BARGAIN AND SELL to

**Michael L. Perkins and Jami L. Perkins, as Trustees of the Jami L. & Michael L.
Perkins Family Trust dated 03/15/2018**

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: 6/24/24

Mark Bell

Mark Bell

Andrea Bell

Andrea Bell

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 24 day of June, 2024, by

Mark Bell & Andrea Bell

Shawna Kennedy
Notary Public

[SEAL]

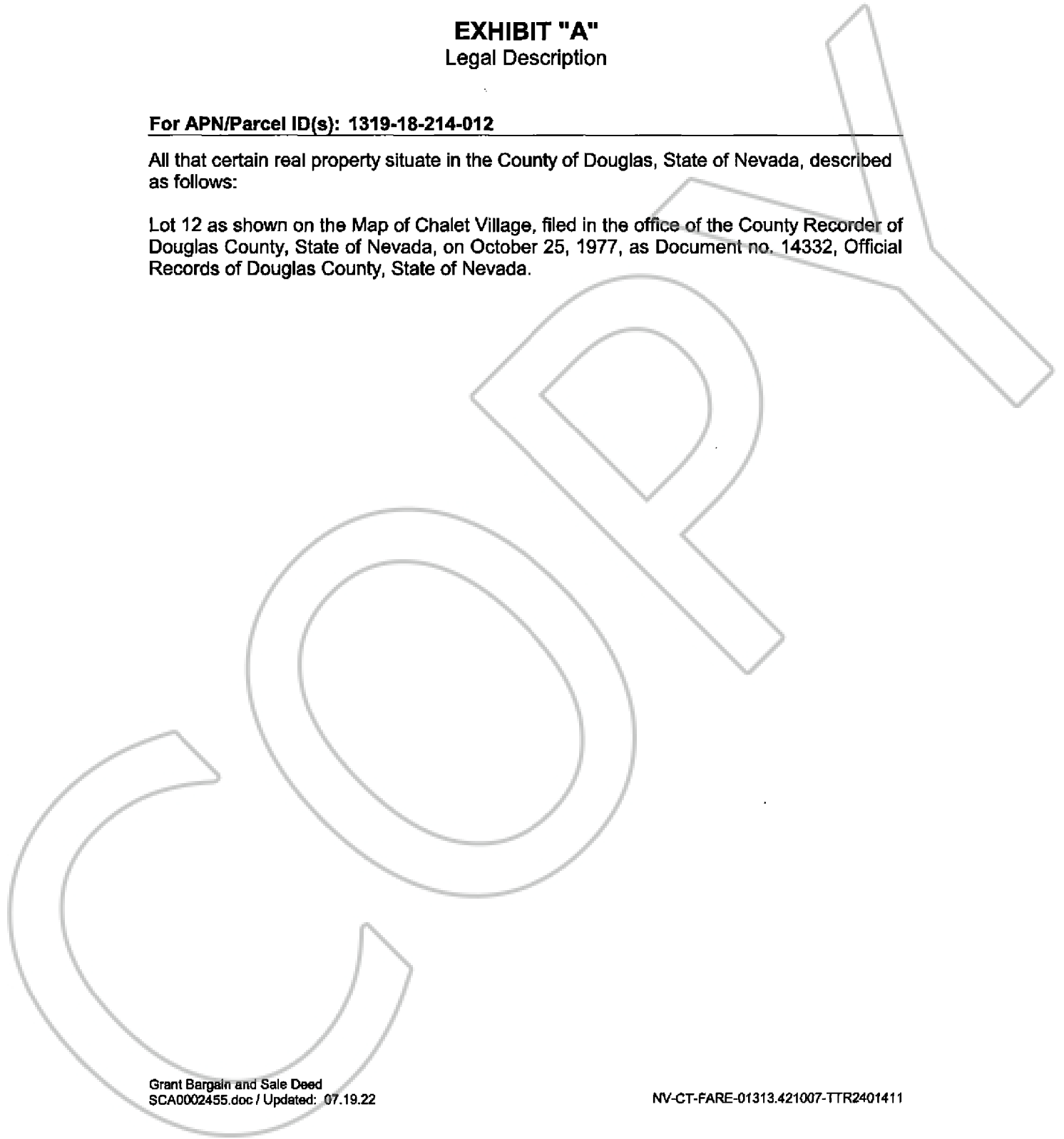


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1319-18-214-012

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

Lot 12 as shown on the Map of Chalet Village, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 25, 1977, as Document no. 14332, Official Records of Douglas County, State of Nevada.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1319-18-214-012
 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 \$ 1,495,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,495,000.00
 d. Real Property Transfer Tax Due \$ 5,830.50

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 [Signature] Capacity: Grantor Agent
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mark Bell and Andrea Bell
 Address: 8125 Maxwell Lane
 City: Dixon
 State: CA Zip: 95620

Print Name: Michael L. Perkins and Jami L. Perkins, Trustees of the Jami L. & Michael L. Perkins Family Trust
 Address: 453 Andria Drive
 City: Stateline
 State: NV Zip: 89449-9809

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

Print Name: Ticor Title of Nevada, Inc.
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville

Escrow # : TTR2401411
 State: NV Zip: 89410