

DOUGLAS COUNTY, NV **2024-1009404**
RPTT:\$5460.00 Rec:\$40.00
\$5,500.00 Pgs=2 **06/25/2024 09:25 AM**
FIRST AMERICAN TITLE MINDEN
SHAWNYNE GARREN, RECORDER

A.P.N.: 1419-26-411-020
File No: 143-2674494 (et)
R.P.T.T.: \$5,460.00

When Recorded Mail To: Mail Tax Statements To:
Struffenegger Family Trust
140 Creek View Ct
Sutter Creek, CA 95685

GRANT, BARGAIN and SALE DEED

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

Monica Josephina Maria Acevedo, Trustee of The Revocable Trust of Randall Hillard
Acevedo and Monica Josephina Maria Acevedo dated June 7, 1991

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

Eddy R. Struffenegger and Elaine L. Struffenegger, Trustees of the Struffenegger Family
Trust dated 6/12/2007

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

**Lot 9, in Block B, as set forth on the Final Subdivision Map Planned Unit Development
PD 05-001 Montaña Phase 2A and 2B, filed in the Office of the Douglas County
recorder on December 12, 2006, in Book 1206, Page 3576, as Document No. 690467.**

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.

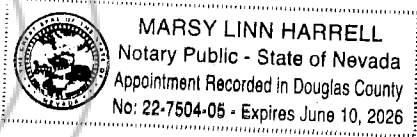
Monica Josephina Maria Acevedo, Trustee of
The Revocable Trust of Randall Hillard Acevedo
and Monica Josephina Maria Acevedo dated
June 7, 1991

Monica Josephina Maria Acevedo
Monica Josephina Maria Acevedo, Trustee

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

This instrument was acknowledged before me on June 21, 2024 by
Monica Josephina Maria Acevedo, Trustee.

Marsy Linn Harrell
Notary Public
(My commission expires: 6-10-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2674494.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1419-26-411-020
- 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: \$1,400,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$1,400,000.00
- d) Real Property Transfer Tax Due \$5,460.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: Grantor
Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

The Revocable Trust of Randall
Print Name: Hillard Acevedo and
Address: P.O. Box 38
City: Genoa
State: NV Zip: 89411

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Struffenegger Family Trust
Address: 140 Creek View Ct
City: Sutter Creek
State: CA Zip: 95685

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

First American Title Insurance
Print Name: Company
Address 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2674494 et/ et
State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)