

DOUGLAS COUNTY, NV
RPTT:\$8073.00 Rec:\$40.00
\$8,113.00 Pgs=3

2024-1009497

06/27/2024 11:08 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1318-10-316-014
R.P.T.T.: \$8,073.00
Escrow No.: 24041666-DR
When Recorded Return To:
Rainer Dahms
2650 Cedar Springs Rd #2211
Dallas, TX 75201

Mail Tax Statements to:
Rainer Dahms
2650 Cedar Springs Rd #2211
Dallas, TX 75201

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

This document is being executed in counterpart

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Robert D. Hinshaw, Esq., as the Trustee of the Dennis E. Nelson Revocable Trust, dated November 10, 1994, and any amendments thereto as to an undivided one-half interest, and Julia A. Nelson, Trustee of the Julia A. Nelson Revocable Trust dated July 10, 1998, and any amendments thereto as to an undivided one-half interest

do(es) hereby Grant, Bargain, Sell and Convey to

Rainer Dahms, a married man, as his sole and separate property

all that real property situated in the County of Douglas , State of Nevada, described as follows:

Lot 14, in Block E, of Plat of Zephyr Heights Subdivision, Phase 5, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on June 7th, 1955, in Book 1 of Maps, Page 10442.

Assessors Parcel No.: 1318-10-316-014

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 24 day of June, 2024.

The Julia Nelson Revocable Trust dated July 10, 1998

BY: _____
Julia A. Nelson, Trustee

The Dennis E. Nelson Revocable Trust, dated November 10, 1994 as amended and restated

BY: Robert D. Hinshaw, Trustee
Robert D. Hinshaw, Esq., Trustee

STATE OF ~~NEVADA~~ North Carolina

COUNTY OF Forsyth

This instrument was acknowledged before me on this 24 day of June, 2024, by ~~Julia A. Nelson, as Trustee of The Julia Nelson Revocable Trust dated July 10, 1998~~ and Robert D. Hinshaw, Esq., as Trustee of The Dennis E. Nelson Revocable Trust, dated November 10, 1994 as amended and restated.

Glenda R. Pugh
Notary Public 8-15-24

GLEND A R. PUGH
Notary Public - North Carolina
Forsyth County
My Commission Expires August 15, 2024

Dated this 24th day of June, 2024.

The Julia Nelson Revocable Trust dated July 10, 1998

BY: Julia A. Nelson
Julia A. Nelson, Trustee

The Dennis E. Nelson Revocable Trust, dated November 10, 1994 as amended and restated

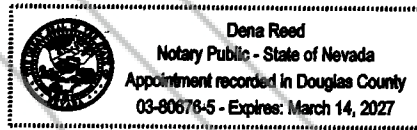
BY: _____
Robert D. Hinshaw, Esq., Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 24 day of June, 2024 by Julia A. Nelson, as Trustee of The Julia Nelson Revocable Trust dated July 10, 1998 and Robert D. Hinshaw, ~~Esq.~~, as Trustee of The Dennis E. Nelson Revocable Trust, dated November 10, 1994 as amended and restated.

Dena Reed
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-10-316-014
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$2,070,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$2,070,000.00
 d. Real Property Transfer Tax Due: \$8,073.00

4. IF EXEMPTION CLAIMED:
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 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 the 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: Julia A. Nelson Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Julia A. Nelson, Trustee of The Julia Nelson Revocable Trust dated July 10, 1998 and Robert D. Hinshaw, Esq., Trustee of The Dennis E. Nelson Revocable Trust, dated November 10, 1994 as amended and restated
 Print Name: _____
 Address: P.O. Box 1430
 City: Zephyr Cove
 State: NV Zip: 89448

Rainer Dahms
 Print Name: _____
 Address: 2650 Cedar Springs Rd #2211
 City: Dallas
 State: Texas Zip: 75201

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24041666-DR
 Address: 896 W Nye Ln, Ste 104
 City Carson City State: NV Zip: 89703