

A.P.N.: 1320-25-001-011

R.P.T.T.: 2,710.50

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:
Judy Doretta Grever and Teofilo Benavidez
1840 Ty Lane
Minden, NV 89423**

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That Megan Michelle Horan, Trustee of The H.G.M. Family Trust dated February 19, 2015

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to Judy Doretta Grever, a single woman, and Teofilo Benavidez, a single man as joint tenants.

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS
EXHIBIT "A"**

COMMONLY KNOWN ADDRESS:
1840 Ty Lane
Minden, NV 89423

SUBJECT TO: 1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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

The H.G.M. Family Trust dated February 19, 2015

By: Megan Horan
Megan Michelle Horan, Trustee

STATE OF NEVADA
COUNTY OF Washoe

This instrument was acknowledged before me on this 15th day of JULY, 2024,

by Megan Michelle Horan

[Signature]
Signature of notarial officer

My Commission Expires: 09/11/26

 DANIEL MARTIN MADRIGAL
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 22-9551-02 - Expires September 11, 2026

EXHIBIT A

APN: 1320-25-001-011

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

Being a portion of the South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 13 North, Range 20 East, M.D.B.&M., further described as follows:

Parcel D. as set forth on the parcel map for William P. Simpson and Rosalie Simpson, filed for record December 3, 1979, in Book 1279, Page 1, Document No. 39248, Official Record of Douglas County, State of Nevada.

Together with a 30 foot access easement traversing parcels A, B and C, as set forth on said parcel map, herein above mentioned.

Further together with an appurtenant 50 foot access easement as quitclaimed to William P. Simpson, et ux, in instrument recorded in Book 1273 at Page 80 as Document No. 70498.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-25-001-011
 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: \$695,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$695,000.00
 d. Real Property Transfer Tax Due: \$2,710.50
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: *Megan Horan* Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

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

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

Print Name: Megan Michelle Horan, Trustee of The H.G.M. Family Trust dated February 19, 2015
 Address: 4947 Hombre Way
 City: Reno
 State: NV Zip: 89502

Print Name: Judy Doretta Grever and Teofilo Benavidez
 Address: 1840 Ty Lane
 City: Minden
 State: NV Zip: 89423

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

Print Name: Landmark Title Assurance Agency of Nevada Esc. #: 24-5967-DP
 Address: 1755 East Plumb Lane, 260
 City: Reno State: NV Zip: 89502

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED