

DOUGLAS COUNTY, NV
RPTT:\$2047.50 Rec:\$40.00
\$2,087.50 Pgs=3

2024-1009799
07/08/2024 12:44 PM

SIGNATURE TITLE - MINDEN
SHAWNYNE GARREN, RECORDER

A.P.N.: 1221-05-002-032

RECORDING REQUESTED BY:
Signature Title Company LLC
111 W Proctor Street Suite 206
Carson City, NV 89703

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

James C. Steed and Kimberly Hunter Steed
1296 Myers Drive
Gardnerville, NV 89410

Escrow No.: 710294-NF

RPTT \$2,047.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Doreen Angel Castro, Trustee, or her successors in Trust, under the Doreen Angel Castro Revocable Living Trust, dated October 25, 2022, and any amendments thereto

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

James C. Steed and Kimberly Hunter Steed, Husband And Wife As Joint Tenants

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Doreen Angel Castro, Trustee, or her successors in Trust, under the Doreen Angel Castro Revocable Living Trust, dated October 25, 2022, and any amendments thereto

Doreen Angel Castro
By: Doreen Angel Castro, Trustee

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 6-27-24,

by DOREEN ANGEL CASTRO

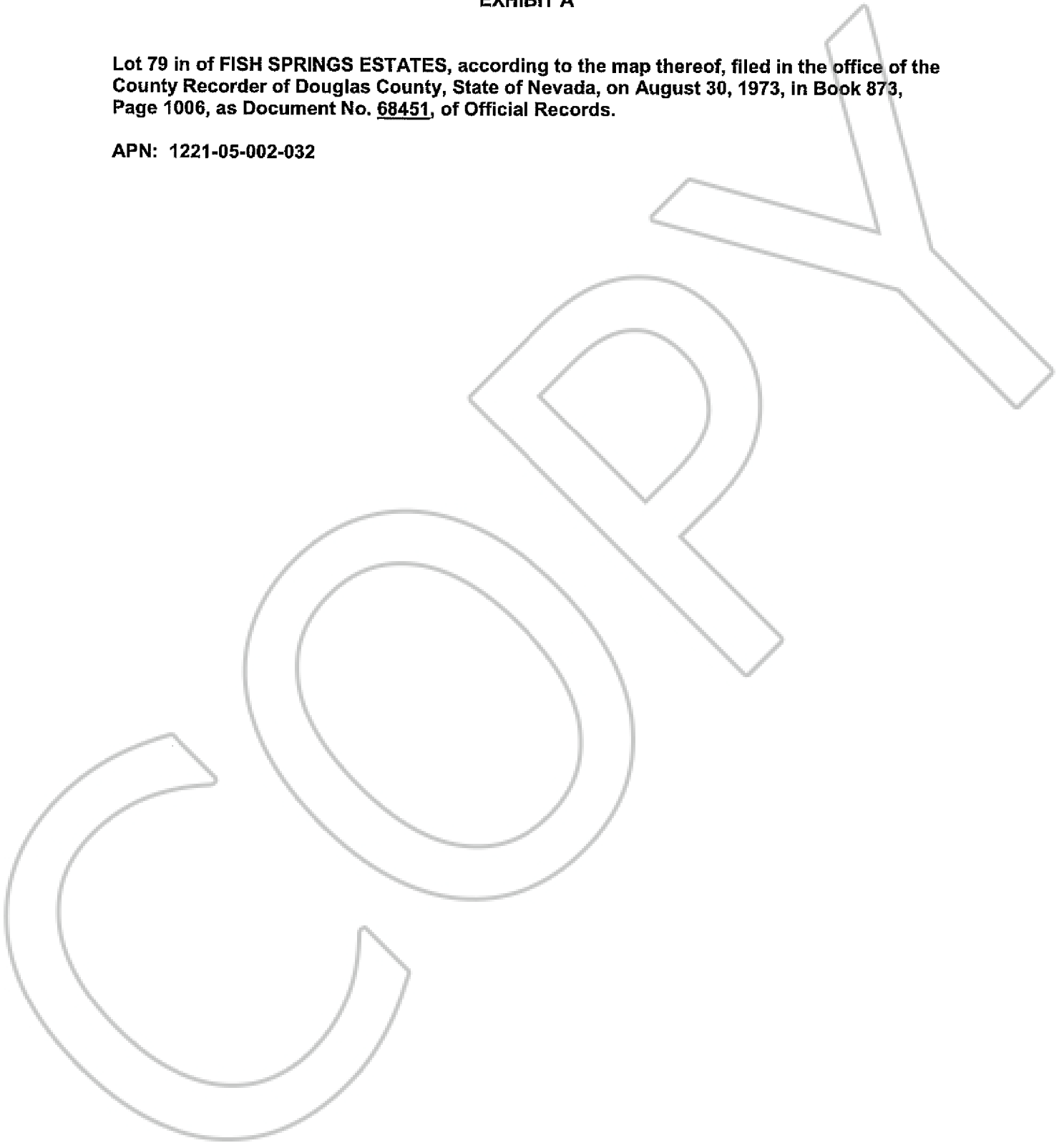
N Frey (seal)
Notary Public



EXHIBIT A"

Lot 79 in of FISH SPRINGS ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 30, 1973, in Book 873, Page 1006, as Document No. 68451, of Official Records.

APN: 1221-05-002-032



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1221-05-002-032
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$525,000.00
Transfer Tax Value \$525,000.00
Real Property Transfer Tax Due: \$2,047.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 [Handwritten Signature]

Signature [Handwritten Signature]

Signature _____

Signature _____

SELLER (GRANTOR) INFORMATION
(Required)

Doreen Angel Castro,
Trustee, or her successors
in Trust, under the Doreen
Angel Castro Revocable
Living Trust, dated October

Print Name: 25, 2022
Address: 1329 US Hwy 395 #10-314
Gardnerville, NV 89410

BUYER (GRANTEE) INFORMATION
(Required)

Print Name James C. Steed and Kimberly H. Steed
Address: 1296 Myers Drive
Gardnerville, NV 89410

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

Print Name: Signature Title Company LLC Escrow #: 710294-NF
Address: 111 W Proctor Street Suite 206, Carson City, NV 89703