

DOUGLAS COUNTY, NV  
RPTT:\$1111.50 Rec:\$40.00  
\$1,151.50 Pgs=2  
FIRST AMERICAN TITLE MINDEN  
SHAWNYNE GARREN, RECORDER

**2024-1009801**

**07/08/2024 01:02 PM**

A.P.N.: 1220-04-113-006  
File No: 143-2675895 (et)  
R.P.T.T.: \$1,111.50

When Recorded Mail To: Mail Tax Statements To:  
Barbara Fraser  
1383 Queens Court  
Gardnerville, NV 89460

***GRANT, BARGAIN and SALE DEED***

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

Marciana C. Huarte, Trustee of The Huarte Family Trust dated April 11, 2013

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

Barbara Fraser, a single woman

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

**Lot 110, in Block A, as shown on the Plat of KINGSLANE UNIT NO. 3-B, filed for record in the Office of the County Recorder of Douglas County, Nevada, on October 26, 1977 in Book 1077, Page 1588 as Document No. 14385.**

*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.

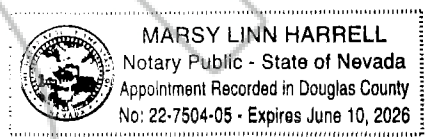
Marciana C. Huarte, Trustee of The Huarte  
Family Trust dated April 11, 2013

Marciana C. Huarte  
Marciana C. Huarte, Trustee

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

This instrument was acknowledged before me on July 8, 2024 by  
**Marciana C. Huarte, 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. 143-2675895.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-04-113-006  
 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: \$285,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$285,000.00  
 d) Real Property Transfer Tax Due \$1,111.50

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: Marian C. Huarte Capacity: Grantee  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: The Huarte Family Trust  
 Address: 1305 Santa Cruz Dr  
 City: Minden  
 State: NV Zip: 89423

Print Name: Barbara Fraser  
 Address: 1383 Queens Court  
 City: Gardnerville  
 State: NV Zip: 89460

**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: 143-2675895 et/ et  
 State: NV Zip: 89423

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