

DOUGLAS COUNTY, NV  
RPTT:\$1560.00 Rec:\$40.00  
\$1,600.00 Pgs=3  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

**2024-1009807**

**07/08/2024 01:38 PM**

APN/Parcel ID(s): 1320-29-117-011

Order No.: TTR2401674-RT

**WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:**

Roy W. Mayhugh and Bonnie J. Mayhugh,  
as Trustees of The Mayhugh Trust dated  
May 30, 2003  
1260 Jodi Ct  
Gardnerville, NV 89460

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

R.P.T.T \$1,560.00

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

**Andrea Rogers Successor Trustee of The Vierra Family Living Trust,**

do(es) hereby GRANT, BARGAIN AND SELL to

**Roy W. Mayhugh and Bonnie J. Mayhugh, as Trustees of The Mayhugh Trust dated  
May 30, 2003**

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"  
ATTACHED HERETO AND MADE A PART HEREOF.

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.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR  
GRANT BARGAIN SALE DEED

Dated: 7-3-24

Andrea Rogers Successor Trustee of The Vierra Family Living Trust

BY: Andrea Rogers  
Andrea Rogers, Successor Trustee

State of <sup>of</sup> ~~NEVADA~~ CA

County of ~~DOUGLAS~~ Los Angeles  
<sub>J-K</sub>

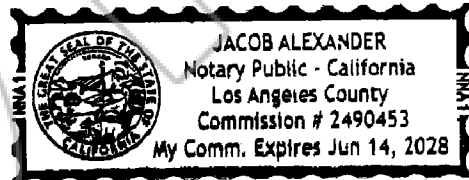
This instrument was acknowledged before me on this 3 day of July  
2024, by

Andrea Rogers

[Signature]

Notary Public

[SEAL]



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 1320-29-117-011**

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

Unit 201, as shown on the Official Plat of WINHAVEN, UNIT NO. 5, filed for record in the Office of the County Recorder of Douglas County, Nevada on February 10, 1994, in Book 294 of Official Records at Page 1845, as Document No. 329790.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)  
 a. 1320-29-117-011  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property      \$ 400,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 400,000.00  
 d. Real Property Transfer Tax Due      \$ 1,560.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section NONE  
 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 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]*      Capacity: ~~Grantor~~ Agent  
 Signature \_\_\_\_\_      Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Andrea Rogers Successor Trustee of The Vierra Family Living Trust  
 Address: 6153 Fenwood Ave  
 City: Los Angeles  
 State: CA      Zip: 91367

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Roy W. Mayhugh and Bonnie J. Mayhugh, as Trustees of The Mayhugh Trust dated May 30, 2003  
 Address: 1260 Jodi Ct  
 City: Gardnerville  
 State: NV      Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Ticor Title of Nevada, Inc.      Escrow # TTR2401674  
 Address: 1483 US Hwy 395 N, Suite B  
 City: Gardnerville      State: NV      Zip: 89410