

DOUGLAS COUNTY, NV  
RPTT:\$1517.10 Rec:\$40.00  
\$1,557.10 Pgs=3

**2024-1009877**

**07/09/2024 01:28 PM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1320-32-716-005  
R.P.T.T.: \$1,517.10  
Escrow No.: 24041907-SA  
When Recorded Return To:  
John Jr. and Melissa Rockey Living Trust  
348 East Ave K8 Suite B  
Lancaster, CA 93535

Mail Tax Statements to:  
John Jr. and Melissa Rockey Living Trust  
348 East Ave K8 Suite B  
Lancaster, CA 93535

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Anita Acosta, an unmarried woman**

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

**John Michael William Rockey, Jr. and Meilissa Leigh Rockey, Trustees of John Jr. and Melissa Rockey Living Trust dated April 30th, 2019 and any amendments thereto**

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

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

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

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 24041907-SA

Dated this 2 day of July, 2024.

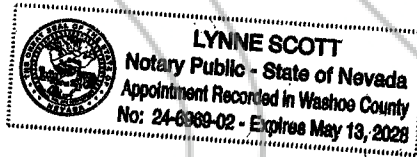
Anita Acosta  
Anita Acosta

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 2nd day of July, 2024, by Anita Acosta.

[Signature]  
Notary Public



## EXHIBIT "A"

All that certain lot, piece portion or parcel of land, being and situate within the Southeast  $\frac{1}{4}$  of Section 32, Township 13 North, Range 20 East, M.D.B.&M., and more particularly described as follows:

All that portion of Lots 4, 5 and 6, as shown on the map of Springlane, a Planned Unit Development, filed for record October 8, 1987, in Book 1087, Page 1066, as Document No. 163997, Official Records of Douglas County, Nevada and more particularly described as follows:

Lot 5 as shown on said map.

EXCEPTING THEREFROM area 5-A, which is all that portion of Lot 5 described as follows:

Commencing at the Northwest corner of said Lot 5, as shown on aforesaid map which point is the TRUE POINT OF BEGINNING; thence South  $89^{\circ}42'48''$  East along the North line of said Lot 5, a distance of 4.06 feet; thence leaving said North line South  $10^{\circ}00'00''$  West, a distance of 54.14 feet; thence North  $60^{\circ}01'22''$  West, a distance of 4.26 feet; thence North  $10^{\circ}00'00''$  East a distance of 52.00 feet to the TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM area 5-B which is all that portion of Lot 5, described as follows:

Commencing at the Northwest corner of said Lot 5, as shown on aforesaid map; thence South  $89^{\circ}42'48''$  East along the North line of said lot, a distance of 41.00 feet to the Northeast corner of said lot; thence along the East line of said lot line following courses and distances South  $17^{\circ}00'00''$  West, a distance of 54.00 feet; thence South  $23^{\circ}01'30''$  East a distance of 12.21 feet; thence South  $57^{\circ}00'00''$  East, a distance of 2.00 feet to the TRUE POINT OF BEGINNING; thence South  $57^{\circ}00'00''$  East, a distance of 4.00 feet; thence South  $33^{\circ}00'00''$  West a distance of 25.00 feet to the South line of said Lot 5; thence North  $57^{\circ}00'00''$  West along said South line a distance of 4.00 feet; thence leaving said South line North  $33^{\circ}00'00''$  East a distance of 25.00 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH area 6-A which is all that portion of Lot 6 described as follows:

Commencing at the Northwest corner of said Lot 6, as shown on aforesaid map which point is the TRUE POINT OF BEGINNING; thence South  $89^{\circ}42'48''$  East along the North line of said Lot 6, a distance of 4.18 feet; thence leaving said North line South  $17^{\circ}00'00''$  West a distance of 59.96 feet; thence North  $23^{\circ}01'30''$  West, a distance of 6.21 feet; thence North  $17^{\circ}00'00''$  East a distance of 54.00 feet to the TRUE POINT OF BEGINNING.

AND TOGETHER with area 4-B which is all that portion of said Lot 4, described as follows:

Commencing at the Northwest corner of said lot as shown on aforesaid map; thence South  $89^{\circ}42'48''$  East along the North line of said lot, a distance of 44.00 feet to the Northeast corner; thence along the East line of said Lot 4, the following courses and distance South  $10^{\circ}00'00''$  West, a distance of 52.00 feet; thence South  $60^{\circ}01'22''$  East, a distance of 3.01 feet to the TRUE POINT OF BEGINNING; thence South  $60^{\circ}01'22''$  East a distance of 4.10 feet; thence South  $17^{\circ}00'00''$  West, a distance of 25.00 feet to the South line of said Lot 4; thence North  $73^{\circ}00'00''$  West along said South line a distance of 4.00 feet; thence leaving said South line North  $17^{\circ}00'00''$  East, a distance of 25.92 feet to the TRUE POINT OF BEGINNING.

The above metes and bounds description appeared previously in that certain Document recorded in the Office of the County Recorder of Douglas County, Nevada on October 1, 2021, as Document No. 2021-974922, Official Records.

Assessors Parcel No.: 1320-32-716-005

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-32-716-005  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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

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

3. a. Total Value/Sale Price of Property: \$389,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$389,000.00  
 d. Real Property Transfer Tax Due: \$1,517.10

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: *Cynthia Hogge* Capacity: Grantor Escrow  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

Print Name: Anita Acosta  
 Address: 12205 Pewter Point Street  
 City: Reno  
 State: NV Zip: 89521

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

John Michael William Rockey, Jr. and  
 Meilissa Leigh Rockey, Trustees of  
 John Jr. and Melissa Rockey Living  
 Trust dated April 30th, 2019 and any  
 amendments thereto  
 Print Name: \_\_\_\_\_  
 Address: 348 East Ave K8 Suite B  
 City: Lancaster  
 State: California Zip: 93535

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24041907-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410