

DOUGLAS COUNTY, NV **2024-1010207**  
RPTT:\$3666.00 Rec:\$40.00  
\$3,706.00 Pgs=3 **07/19/2024 10:33 AM**  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1320-32-212-001

Order No.: TTR2401611-RT

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

Michael B McLucas and Maryanne McLucas  
1150 East Petaluma Lane  
Petaluma, CA 94952

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

R.P.T.T \$3,666.00

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

**Constant Alexander Pieters and Nancy Ann Pieters, as Trustees of the Living Trust  
of Constant Alexander and Nancy Ann Pieters.**

do(es) hereby GRANT, BARGAIN AND SELL to

**Michael B McLucas and Maryanne McLucas, Husband and Wife as Joint Tenants**

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: 7-24-24

Constant Alexander Pieters and Nancy Ann Pieters, as Trustees of the Living Trust of  
Constant Alexander and Nancy Ann Pieters

BY: [Signature]

Constant Alexander Pieters, Trustee

BY: [Signature]

Nancy Ann Pieters, Trustee

State of NEVADA

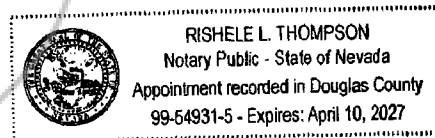
County of DOUGLAS

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

Constant Alexander Pieters and Nancy Ann Pieters

\_\_\_\_\_  
Notary Public

[SEAL]



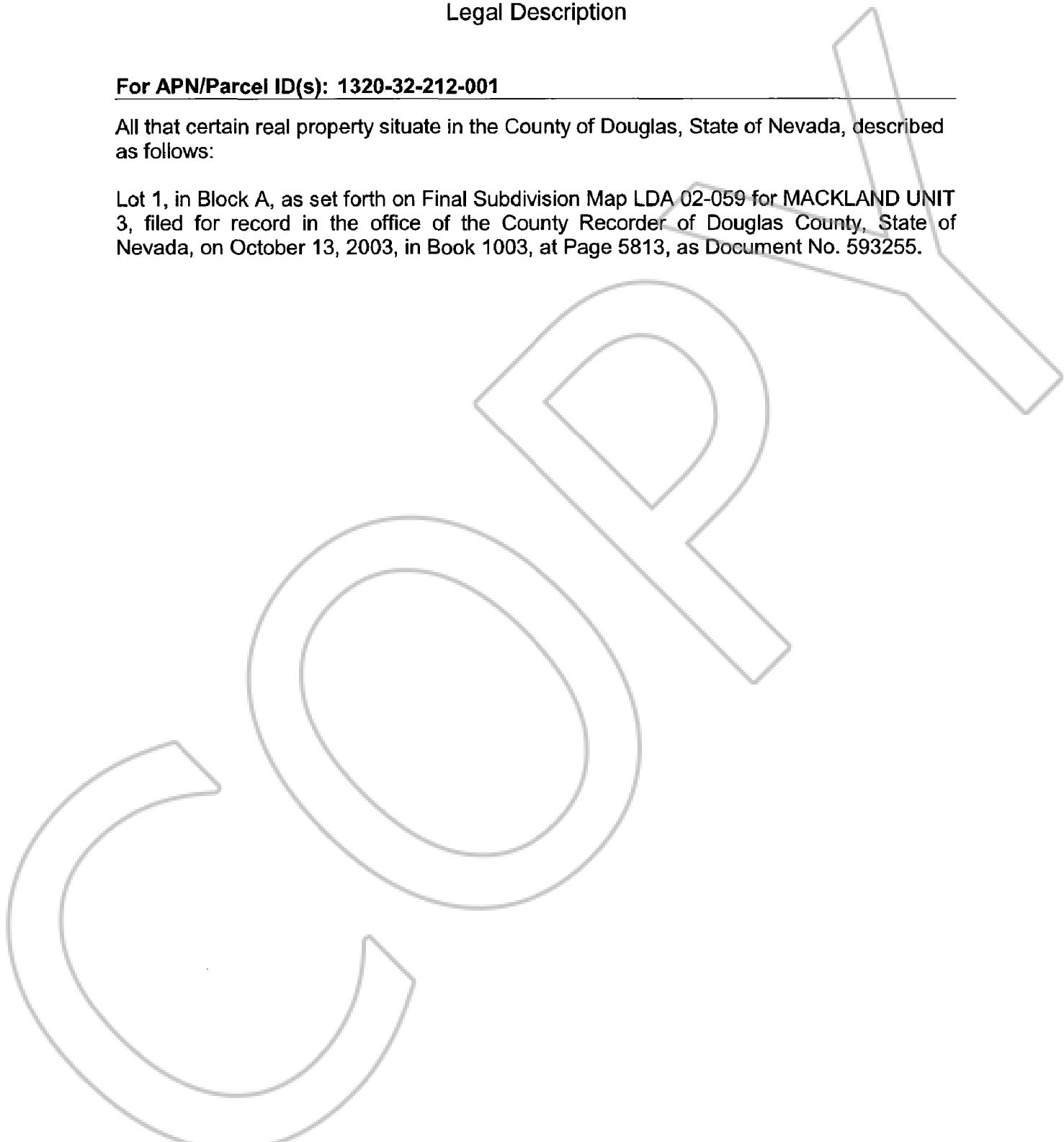
**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 1320-32-212-001**

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

Lot 1, in Block A, as set forth on Final Subdivision Map LDA 02-059 for MACKLAND UNIT 3, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on October 13, 2003, in Book 1003, at Page 5813, as Document No. 593255.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)  
 a. 1320-32-212-001  
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property      \$ 940,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value:                              \$ 940,000.00  
 d. Real Property Transfer Tax Due              \$ 3,666.00

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 *Jim Pieters* Capacity: ~~Grantor~~ Agent

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

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

Print Name: Constant Alexander Pieters and Nancy Ann Pieters, as Trustees of the Living Trust of Constant Alexander and Nancy Ann Pieters

Print Name: Michael B McLucas and Maryanne McLucas

Address: 673 Sage Grouse Loop  
 City: Gardnerville  
 State: NV                              Zip: 89460

Address: 1150 East Petaluma Lane  
 City: Petaluma  
 State: CA                              Zip: 94952

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

Print Name: Ticor Title of Nevada, Inc.  
 Address: 1483 US Hwy 395 N, Suite B  
 City: Gardnerville

Escrow # TTR2401611  
 State: NV                              Zip: 89410