

DOUGLAS COUNTY, NV **2024-1010868**
RPTT:\$1755.00 Rec:\$40.00
\$1,795.00 Pgs=4 **08/09/2024 11:27 AM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1419-34-310-006

Order No.: TTR2402201-RT

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

Jonathan E. Whiteman and Carrie A.
Whiteman, as Trustees of the Whiteman
Family Trust dated August 21, 2001
P. O BOX 376
Genoa, NV 89411

SIGNED IN COUNTERPART

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$1,755.00

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

**John Robert Burnett and James Robert Burnett, Co-Successor Trustees of the
Robert A. Burnett Trust, dated March 11, 2010,**

do(es) hereby GRANT, BARGAIN AND SELL to

**Jonathan E. Whiteman and Carrie A. Whiteman, as Trustees of the Whiteman
Family Trust dated August 21, 2001**

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: 08/08/24

John Robert Burnett and James Robert Burnett, Co-Successor Trustees of the Robert A. Burnett Trust, dated March 11, 2010

BY: 

John Robert Burnett, Co-Successor Trustee

BY: **SIGNED IN COUNTERPART**

James Robert Burnett, Co-Successor Trustee

State of ~~NEVADA~~ CO

County of ~~DOUGLAS~~ Wapahoe

This instrument was acknowledged before me on this 8th day of Aug, 2024, by

John Robert Burnett


Notary Public

[SEAL]

**NADIM KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2028**

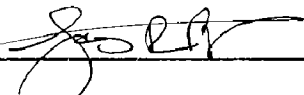
**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

Dated: August 8, 2024

John Robert Burnett and James Robert Burnett, Co-Successor Trustees of the Robert A. Burnett Trust, dated March 11, 2010

BY: **SIGNED IN COUNTERPART**

John Robert Burnett, Co-Successor Trustee

BY: 

James Robert Burnett, Co-Successor Trustee

State of ~~NEVADA~~ COLORADO

County of ~~DOUGLAS~~ Boulder

This instrument was acknowledged before me on this 8th day of August, 2024, by

James Robert Burnett



Notary Public

[SEAL]

MICHELLE L BERNARDONI
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20114001866
MY COMMISSION EXPIRES JAN 14, 2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1419-34-310-006

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

Lot 21, as shown on the Final Subdivision Map Planned Unit Development PD 04-001 for Eagle Ridge at Genoa, filed in the office of the County Recorder of Douglas County, State of Nevada on July 29, 2005, in Book 705, Page 13949, as Document No. 650856, Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1419-34-310-006
 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'/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 \$ 450,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 450,000.00
 d. Real Property Transfer Tax Due \$ 1,755.00

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 *John Robert Burnett* Capacity: Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: John Robert Burnett and James Robert Burnett, Co-Successor Trustees of the Robert A. Burnett Trust, dated March 11, 2010
 Address: 830 Bluefield Ct
 City: Firestone
 State: CO Zip: 80504

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jonathan E. Whiteman and Carrie A. Whiteman, as Trustees of the Whiteman Family Trust dated August 21, 2001
 Address: P. O BOX 376
 City: Genoa
 State: NV Zip: 89411

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

Print Name: Ticor Title of Nevada, Inc. Escrow # TTR2402201
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville State: NV Zip: 89410