

DOUGLAS COUNTY, NV
RPTT:\$4641.00 Rec:\$40.00
\$4,681.00 Pgs=2

2024-1010990

08/15/2024 09:45 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1319-18-310-013
R.P.T.T.: \$4,641.00
Escrow No.: 24043385-DR
When Recorded Return To:
The L'Amoreaux Revocable Trust, dated
January 13, 2004
1760 Duchess Terrace
Brentwood, CA 94513

Mail Tax Statements to:
The L'Amoreaux Revocable Trust, dated
January 13, 2004
1760 Duchess Terrace
Brentwood, CA 94513

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Richard Ferrol Ferris and Sandra Lee Ferris, Trustees of The Richard F. Ferris Family Trust dated September 4, 1991

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

Timothy C. L'Amoreaux and Kristina M. L'Amoreaux, Trustees of The L'Amoreaux Revocable Trust, dated January 13, 2004

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

Lot 36, of Kingsbury Village, Phase 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on December 27th, 1961, as Document No. 19281, and as amended on July 10, 1963, as Document No. 22952.

Assessors Parcel No.: 1319-18-310-013

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

Dated this 5th day of August, 2024.

The Richard F. Ferris Family Trust dated September 4, 1991

BY: Richard Ferris
Richard Ferris, Trustee

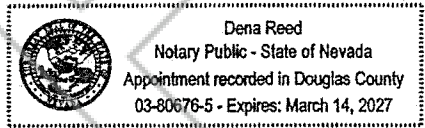
BY: Sandra Lee Ferris
Sandra Lee Ferris, Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 5 day of August, 2024 by Richard Ferris, as Trustee and Sandra Lee Ferris, as Trustee of The Richard F. Ferris Family Trust dated September 4, 1991.

Dena Reed
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-18-310-013
 b) _____
 c) _____
 d) _____

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

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

3. a. Total Value/Sale Price of Property: \$1,190,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,190,000.00
 d. Real Property Transfer Tax Due: \$4,641.00

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: [Signature] Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Richard Ferrol Ferris and Sandra Lee Ferris, Trustees of The Richard F. Ferris
 Print Name: Family Trust dated September 4, 1991
 Address: P.O. Box 4481
 City: Stateline
 State: NV Zip: 89449

Timothy C. L'Amoreaux and Kristina M. L'Amoreaux, Trustees of The L'Amoreaux Revocable Trust, dated January 13, 2004
 Print Name: January 13, 2004
 Address: 1760 Duchess Terrace
 City: Brentwood
 State: California Zip: 94513

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24043385-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703