DOUGLAS COUNTY, NV

2024-1011356

RPTT:\$1677.00 Rec:\$40.00 \$1,717.00 Pgs=3

08/21/2024 12:54 PM

LANDMARK TITLE ASSURANCE AGENCY OF

SHAWNYNE GARREN, RECORDER

A.P.N.: 1220-22-310-097

R.P.T.T.: 1,677.00

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO: Jo Ann Barker, Trustee of The Jo Ann Barker Family Revocable Trust dated November 4, 2019 696 Ann Way Gardnerville, NV 89460

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That Damon Brian Hannum, A married man as his sole and separate property

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to Jo Ann Barker, Trustee of The Jo Ann Barker Family Revocable Trust dated November 4, 2019

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

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

COMMONLY KNOWN ADDRESS: 696 Ann Way Gardnerville, NV 89460

- SUBJECT TO: 1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
 - 2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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

Damon Brian Hannum

Damon Brian Hannum

STATE OF WASHINGTON COUNTY OF PIERCE

This instrument was acknowledged before me on this 18th day of AUGUST , 2024,

by Damon Brian Hannum

David Sea

Signature of notarial officer DEANNA SPILLNER WA. STATE - PIERCE COUNTY

My Commission Expires: 02-28-2025

DEANNA SPILLNER

NOTARY PUBLIC STATE OF WASHINGTON

Çommission # 8211

My Commission Expires Feb 28, 2025

Notarial act performed by audio-visual communication

EXHIBIT A

APN: 1220-22-310-097

Lot 705 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974, in Book 374, Page 676, as Document No. 72456, Official Records.



STATE OF NEVADA **DECLARATION OF VALUE FORM** Assessor Parcel Number(s) 1220-22-310-097_ a) b) c) d) 2. Type of Property: FOR RECORDER'S OPTIONAL USE ONLY Sgl. Fam. Residence ☐ Vacant Land a) b) Condo/twnhse 2-4 Plex d) C) Document/Instrument No.: _ Comm'l/Ind'l Apt. Bldg. f) e) Agricultural Mobile Home g) h) Other: Date of Recording: Notes: 3. a. Total Value/Sale Price of Property: \$430,000.00 b. Deed in Lieu of Foreclosure Only (value of property) \$430,000.00 c. Transfer Tax Value: d. Real Property Transfer Tax Due: \$1,677.00 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. Damon Brian Hannum Signature: Capacity: Grantor Grantee Signature | Capacity: SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Jo Ann Barker, Trustee of The Jo Ann Barker Family Revocable Trust dated Print Name: November 4, 2019 Print Name: Damon Brian Hannum Address: 444 Kirman ave apt A-1 Address: 696 Ann Way City: Reno City: Gardnerville NV State: Zip: 89502 State: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

State: NV

Esc. #: 24-4749-DP

Zip: 89502

Landmark Title Assurance Agency of

1755 East Plumb Lane, 260

Declaration of Value

Escrow No.: 24-4749-DP

AMARIA ID TIRICRAS, ACET, ADAD, BRAE BOA ADREDAADE

Print Name:

Address:

City

Nevada

Reno