

APN/Parcel ID(s) 1420-34-710-059

Order No.: TTR2401934-RT

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

James Peters and Therese Peters
1426 Hudson Way
Livermore, CA 94550

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R P T T \$2,706.60

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

Andrew James Davis, Trustee of the Davis Living Trust, dated January 26, 2017,

do(es) hereby GRANT, BARGAIN AND SELL to

James Peters and Therese Peters, 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: 8/21/2024

Andrew James Davis, Trustee of the Davis Living Trust, dated January 26, 2017

BY: [Signature]

Andrew James Davis, Trustee

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 21 day of Aug,
2024, by

Andrew James Davis

[Signature]
Notary Public

[SEAL]

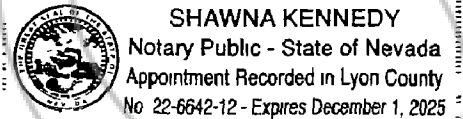
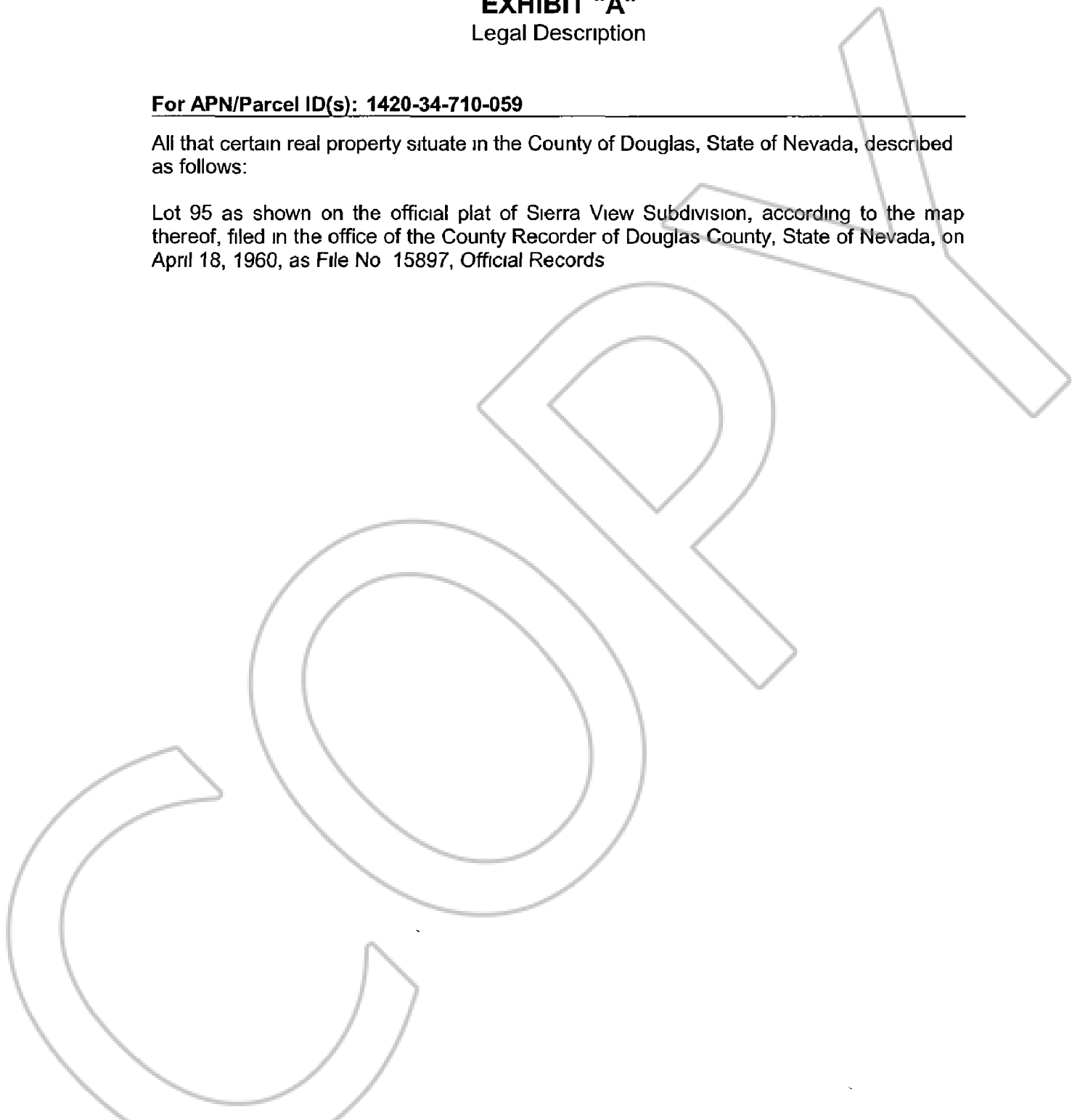


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1420-34-710-059

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

Lot 95 as shown on the official plat of Sierra View Subdivision, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 18, 1960, as File No 15897, Official Records



**STATE OF NEVADA
DECLARATION OF VALUE**

1 Assessor's Parcel Number(s)

a 1420-34-710-059
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 \$ 694,000 00
b Deed in Lieu of Foreclosure Only (value of property) (_____)
c Transfer Tax Value \$ 694,000 00
d. Real Property Transfer Tax Due \$ 2,706 60

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 *Andrew James Davis* Capacity Grantor
Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name Andrew James Davis, Trustee of the
Davis Living Trust, dated January 26,
2017
Address 1585 Jones St
City Minden
State NV Zip 89423-9062

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name James Peters and Therese Peters
Address 1426 Hudson Way
City Livermore
State CA Zip 94550

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

Print Name Ticor Title of Nevada, Inc Escrow # TTR2401934
Address 1483 US Hwy 395 N, Suite B
City Gardnerville State NV Zip 89410