

DOUGLAS COUNTY, NV
RPTT:\$2398.50 Rec:\$40.00
\$2,438.50 Pgs=2

2024-1011722

09/03/2024 09:07 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1320-30-612-014
R.P.T.T.: \$2,398.50
Escrow No.: 24043288-SA
When Recorded Return To:
The Richard J. Menge And Sandra L. Bain
Revocable Living Trust, Dated The 6th Day
Of September, 2023.
986 Bella Rosa Drive
Minden, NV 89423

Mail Tax Statements to:
The Richard J. Menge And Sandra L. Bain
Revocable Living Trust, Dated The 6th Day
Of September, 2023.
986 Bella Rosa Drive
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Mary Wanser, Surviving Trustee, under The Wanser Living Trust Dated July 12, 2019, and any amendments thereto

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

Richard J. Menge and Sandra L. Bain, Trustees of The Richard J. Menge And Sandra L. Bain Revocable Living Trust, Dated The 6th Day Of September, 2023.

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

Lot 47, in Block G, of Final Map for La Costa at Monte Vista, Phase 1, Map 02-04, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on April 25th, 2005, as Document No. 642625.

Assessors Parcel No.: 1320-30-612-014

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

Dated this 26 day of August, 2024.

The Wanser Living Trust Dated July 12, 2019, and any amendments thereto

BY: Mary K. Wanser
Mary K. Wanser
Surviving Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 26 day of August, 2024, by Mary K. Wanser, as Surviving Trustee of The Wanser Living Trust Dated July 12, 2019, and any amendments thereto.

Cynthia Haggard
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-30-612-014
 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: \$615,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$615,000.00
 d. Real Property Transfer Tax Due: \$2,398.50

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: *Cynthia Haggard* Capacity: ~~Grantor~~ *Escrow*
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Mary Wanser, Surviving Trustee, under The Wanser Living Trust Dated July 12, 2019, and any amendments thereto
 Address: 2091 Bethany Ct
 City: Concord
 State: CA Zip: 94518

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Richard J. Menge and Sandra L. Bain, Trustees of The Richard J. Menge And Sandra L. Bain Revocable Living Trust, Dated The 6th Day Of September, 2023.
 Address: 986 Bella Rosa Drive
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24043288-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410