

DOUGLAS COUNTY, NV **2024-1011851**
RPTT:\$1657.50 Rec:\$40.00
\$1,697.50 Pgs=3 **09/05/2024 11:23 AM**
CORE TITLE GROUP, LLC (N. NV)
SHAWNYNE GARREN, RECORDER

APN# : 1320-32-713-005

RPTT: \$1,657.50

Recording Requested By:

Core Title Group LLC

Escrow No.: 785CNV-DC

When Recorded Mail To:

The Michael A. Amaya 2018

Revocable Trust

578 Leelan Dr.

Gardnerville, NV 89460

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature _____


Dawn Cuellar

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Vicki R Bates, an unmarried woman

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Michael A. Amaya, Trustee of The Michael A. Amaya 2018 Revocable Trust

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

Unit 5 in Block A, as set forth on the map of Cottonwood Village Subdivision, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 15, 1985, in Book 1185, page 1398, as Document No. 126806, and Amended Plat of Cottonwood Village Subdivision, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 2, 1994, in Book 594, Page 0005, as Document No. 336504.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.


Dated: 08/28/2024


Vicki R. Bates
Vicki R Bates

STATE OF Nevada }
COUNTY OF Carson City } ss
This instrument was acknowledged before me on
August 29, 2024

By Vicki R Bates.

[Signature]
Notary Public

 **DAWN CUELLAR**
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 14-15385-3 - Expires October 22, 2026

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1320-32-713-005

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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
NOTES: _____

3. **Total Value/Sales Price of Property:** \$425,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$425,000.00
 Real Property Transfer Tax Due: \$1,657.50

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 %**

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 _____ Capacity *Agent*
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Vicki R Bates
Address: 12 Peaceful Place
City: Sequim
State: WA **Zip:** 98382

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: The Michael A. Amaya 2018 Revocable Trust
Address: 578 Leealan Dr.
City: Gardnerville
State: NV **Zip:** 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Core Title Group LLC **Esc. #: 785CNV-DC**
Address: 1818 College Pkwy, Ste 101
City/State/Zip: Carson City, NV 89706

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)