

DOUGLAS COUNTY, NV      **2024-1012029**  
RPTT:\$2418.00 Rec:\$40.00  
\$2,458.00 Pgs=3      **09/10/2024 03:49 PM**  
CORE TITLE GROUP, LLC (N. NV)  
SHAWNYNE GARREN, RECORDER

APN# : 1420-07-213-008  
RPTT: \$2,418.00

Recording Requested By:  
Core Title Group LLC  
Escrow No.: 774CNV-KDJ  
When Recorded Mail To:  
Edward Peters  
889 Vista Park Drive  
Carson City, NV 89705

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



\_\_\_\_\_  
Kayla Jacobsen

\_\_\_\_\_  
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,

Eddie F. Capps and Barbara S. Capps, Co-Trustees of the Capps Family Trust Agreement dated July 22, 2015

do hereby GRANT BARGAIN SELL and CONVEY to

Edward Peters, a single man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, 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:

Lot 14, in Block I, as shown on the Final Map # 1007-4 of VALLEY VISTA ESTATES, PHASE 3, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 28, 1998, in Book 798, Page 5872, as Document No. 445464, Official Records.

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

Dated: 09/09/2024

Capps Family Trust Agreement dated July 22, 2015

Eddie F. Capps  
By: Eddie F. Capps, Co-Trustee

Barbara S. Capps  
By: Barbara S. Capps, Co-Trustee

STATE OF Nevada

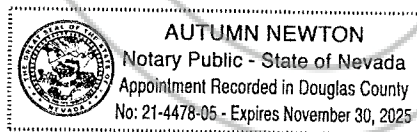
COUNTY OF Carson City

This instrument was acknowledged before me on

9/9/24

By Eddie F. Capps and Barbara S. Capps as Co-Trustees  
of the Capps Family Trust Agreement dated July 22, 2015.

Autumn  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**  
a) 1420-07-213-008

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:** \$619,900.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$619,900.00  
 Real Property Transfer Tax Due: \$2,418.00

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 %**

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 ANOMA Capacity Agent

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

**Print Name:** Eddie F. Capps and Barbara S. Capps, Co-Trustees of the Capps Family Trust Agreement dated July 22, 2015  
**Address:** 1225 Stratton Drive  
**City:** Dayton  
**State:** NV **Zip:** 89403

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

**Print Name:** Edward Peters  
**Address:** 889 Vista Park Drive  
**City:** Carson City  
**State:** NV **Zip:** 89705

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

**Print Name:** Core Title Group LLC **Esc. #:** 774CNV-KDJ  
**Address:** 1818 College Pkwy, Ste 101  
**City/State/Zip:** Carson City, NV 89706

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