

DOUGLAS COUNTY, NV
RPTT:\$6688.50 Rec:\$40.00
\$6,728.50 Pgs=2

2024-1012135

09/13/2024 08:28 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1220-17-617-012
R.P.T.T.: \$6,688.50
Escrow No.: 24043260-SA
When Recorded Return To:
Menacho Family Trust Dated March 31,2021
916 Rain Shadow Way
Gardnerville, NV 89460

Mail Tax Statements to:
Menacho Family Trust Dated March 31,2021
916 Rain Shadow Way
Gardnerville, NV 89460

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Raymond C. Jarvis and Janet P. Jarvis AKA Janet Jarvis, Trustees of The Jarvis Family Trust, Dated April 20th, 2012, And Any Amendments thereto

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

Frank Menacho, JR. and Martha P. Menacho, Trustees of the Menacho Family Trust Dated March 31,2021

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

Lot 50, of Final Map LDA 16-004 and PD 04-002-2 for Rain Shadow Ranch, Phase 3, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on July 17th, 2018, as Document No. 2018-916804.

Assessors Parcel No.: 1220-17-617-012

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

Dated this 27th day of August, 2024.

The Jarvis Family Trust, Dated April 20th, 2012, And Any Amendments thereto

BY: Raymond C. Jarvis
Raymond C. Jarvis
Trustee

BY: Janet P. Jarvis
Janet P. Jarvis
Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 27 day of August, 2024, by Raymond C. Jarvis, as Trustee and Janet P. Jarvis, as Trustee of The Jarvis Family Trust, Dated April 20th, 2012, And Any Amendments thereto.

Cynthia Haggard
Notary Public

 CYNTHIA HAGGARD
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 21-3540-05 - Expires March 12, 2025

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-17-617-012
 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: \$1,715,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,715,000.00
 d. Real Property Transfer Tax Due: \$6,688.50

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)**

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

Raymond C. Jarvis and Janet P. Jarvis
 AKA Janet Jarvis, Trustees of The Jarvis
 Family Trust, Dated April 20th, 2012, And
 Print Name: Any Amendments thereto
 Address: 222 Hidden Creek Drive
 City: Pelham
 State: AL Zip: 35124

Frank Menacho, JR. and Martha P.
 Menacho, Trustees of the Menacho
 Family Trust Dated March 31, 2021
 Print Name: Family Trust Dated March 31, 2021
 Address: 916 Rain Shadow Way
 City: Gardnerville
 State: Nevada Zip: 89460

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24043260-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410