

APN#: 1420-08-411-016

RPTT: \$1,833.00

**Recording Requested By:**

Core Title Group LLC

Escrow No.: 824CNV-AMG

**When Recorded Mail To:**

David Colon and Patricia Colon,

Trustees of the Colon Family Trust

231 Laura Springs Circle

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

  
Amy Gutierrez

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,

Robert Samuel Shopshire and Kathleen Jo Shopshire, trustees of the Shopshire Family Revocable Living Trust, dated December 22, 1994 as amended and restated March 15, 2016

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

David Colon and Patricia A Colon, Trustees of the Colon Family Trust dated April 9, 1993

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 1, in Block O, of the Final Map of SUNRIDGE HEIGHTS, PHASES 6B, 7A and 8B, A PLANNED UNIT DEVELOPMENT, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on January 30, 1996, in Book 196, Page 5112, as Document No. 380052 and Certificate of Amendments recorded February 2, 1996, in Book 296, Page 251 as Document No. 380351 and on August 14, 1996, in Book 896, Page 2586, as Document No. 394288, 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

the Shopshire Family Revocable Living Trust,  
dated December 22, 1994  
as amended and restated March 15, 2016

*Robert Samuel Shopshire*

Robert Samuel Shopshire, Trustee

*Kathleen Jo Shopshire*

Kathleen Jo Shopshire, Trustee

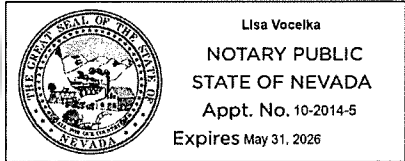
STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on  
09/12/2024

By Robert Samuel Shopshire and Kathleen Jo Shopshire

*Lisa Vocelka*  
Notary Public



Notarized remotely using audio-video communication technology via Proof.

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessors Parcel Number(s)**

a) 1420-08-411-016

**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:**

Total Value/Sales Price of Property:	\$470,000.00
Deed in Lieu of Foreclosure Only (value of property)	(
Transfer Tax Value:	\$470,000.00
Real Property Transfer Tax Due:	\$1,833.00

**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 *Q Claypool* Capacity *agent*

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

**Print Name:** Robert Samuel Shopshire and Kathleen Jo Shopshire, trustees of the Shopshire Family Revocable Living Trust, dated December 22, 1994 as amended and restated March 15, 2016

**Address:** PO Box 6220

**City:** Incline Village

**State:** NV **Zip:** 89450

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

**Print Name:** David Colon and Patricia Colon, Trustees of the Colon Family Trust dated April 9, 1993

**Address:** 231 Laura Springs Circle

**City:** Gardnerville

**State:** NV **Zip:** 89460

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

**Print Name:** Core Title Group LLC **Esc. #:** 824CNV-AMG

**Address:** 1818 College Pkwy, Ste 101

**City/State/Zip:** Carson City, NV 89706

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