

APN: 1022-16-002-018  
R.P.T.T.: \$643.50  
Escrow No.: 24042710-SA  
When Recorded Return To:  
Thomas Crandell and Teri Crandell  
3650 Diamond Court  
Wellington, NV 89444

Mail Tax Statements to:  
Thomas Crandell and Teri Crandell  
3650 Diamond Court  
Wellington, NV 89444

DOUGLAS COUNTY, NV  
RPTT:\$643.50 Rec:\$40.00  
\$683.50 Pgs=3  
2024-1012529  
09/20/2024 12:50 PM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Dolores Pearce, Successor Trustee of The Hulshof Trust Dated April 21, 2021**

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

**Thomas Crandell and Teri Crandell, husband and wife, as joint tenants with right of survivorship**

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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

Dated this 18 day of September, 2024.

The Hulshof Trust Dated April 21, 2021

BY: Dolores Pearce  
Dolores Pearce  
Successor Trustee

STATE OF ~~NEVADA~~ Georgia  
COUNTY OF MUSCOGEE

This instrument was acknowledged before me on this 18<sup>th</sup> day of September, 2024, by Dolores Pearce, as Successor Trustee of The Hulshof Trust Dated April 21, 2021.

[Signature]  
Notary Public

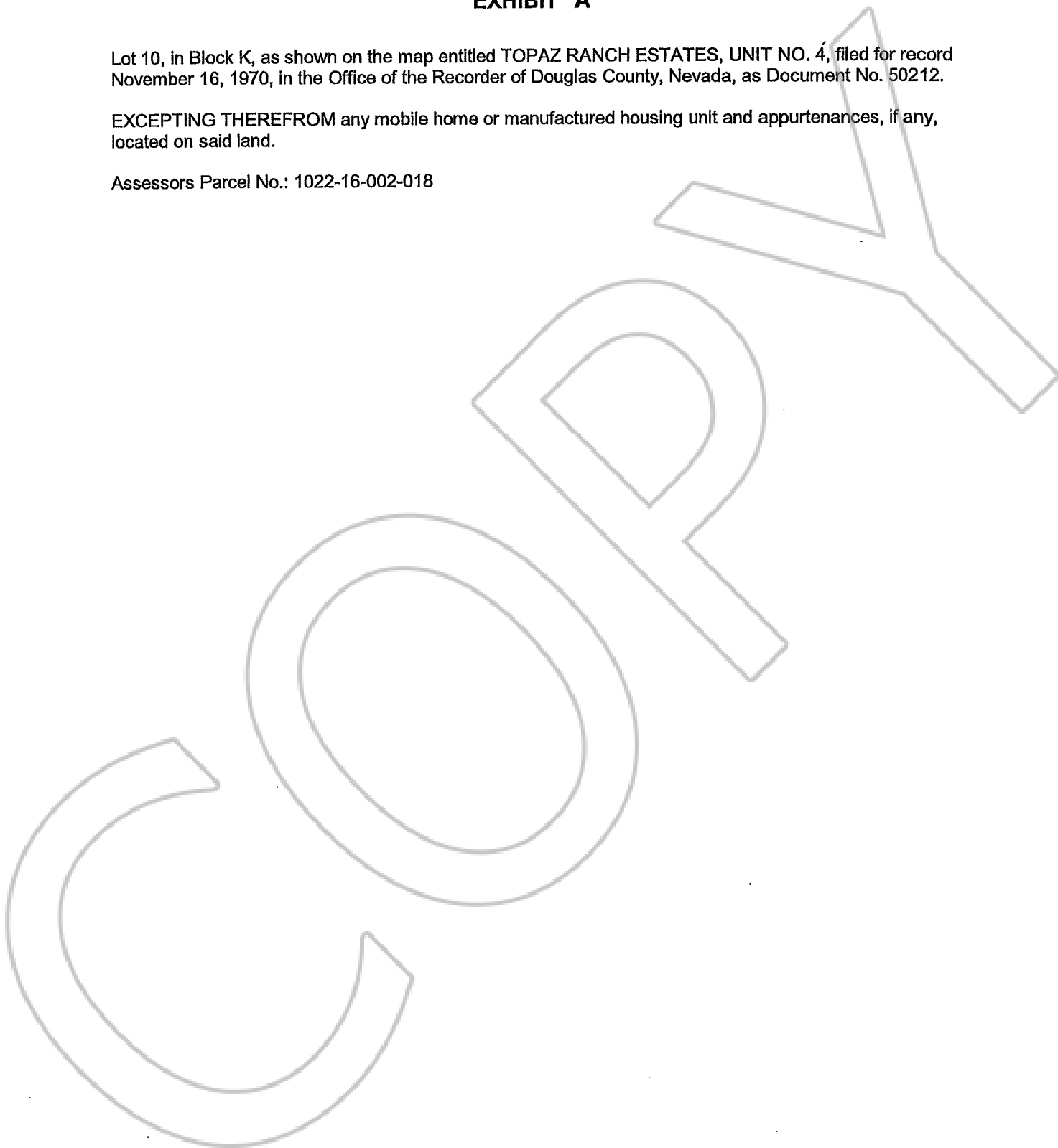
TIA RENEE FARLEY  
Notary Public - State of Georgia  
Muscogee County  
My Commission Expires Feb 23, 2027

**EXHIBIT "A"**

Lot 10, in Block K, as shown on the map entitled TOPAZ RANCH ESTATES, UNIT NO. 4, filed for record November 16, 1970, in the Office of the Recorder of Douglas County, Nevada, as Document No. 50212.

EXCEPTING THEREFROM any mobile home or manufactured housing unit and appurtenances, if any, located on said land.

Assessors Parcel No.: 1022-16-002-018



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1022-16-002-018  
 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: \$165,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$165,000.00  
 d. Real Property Transfer Tax Due: \$643.50

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: *DA* Capacity: Grantor *ESCURO*  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

Print Name: <u>Dolores Pearce, Trustee of The Hulshof Trust Dated April 21, 2021</u>	Print Name: <u>Thomas Crandell and Teri Crandell</u>
Address: <u>3650 Diamond Court</u>	Address: <u>3650 Diamond Court</u>
City: <u>Wellington</u>	City: <u>Wellington</u>
State: <u>NV</u> Zip: <u>89444</u>	State: <u>Nevada</u> Zip: <u>89444</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24042710-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville      State: NV      Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED