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A.P.N. 1219-03-001-070

**Recording Requested by
and Return to:**

Don L. Ross, Esq.
Woodburn and Wedge
P.O. Box 2311
Reno, Nevada 89505



KAREN ELLISON, RECORDER

E07

Send Tax Statements To Grantee:

George Ross & Valerie V. Ruxton, Trustees
THE RUXTON FAMILY TRUST
197 Taylor Creek Road
Gardnerville, NV 89460

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED is made by and between GEORGE ROSS RUXTON and VALERIE V. RUXTON, husband and wife as Joint Tenants (hereinafter referred to as "Grantors") and GEORGE ROSS RUXTON and VALERIE V. RUXTON, Trustees of THE RUXTON FAMILY TRUST, dated June 9, 2016 (hereinafter referred to as "Grantee").

WITNESSETH:

WHEREAS, Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to them in hand paid by the Grantees, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN and SELL unto the Grantee and to their successors and assigns forever, all the right, title and interest in that certain real property situate, lying and being in the **County of Douglas**, State of Nevada, and more particularly described as follows:

Lot 2 as set forth on the Final Subdivision Map PD#01-017 for TAYLOR CREEK ESTATES, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on April 26, 2002, in Book 402, at Page 8620 as Document No. 540786.

Commonly known as: 197 Taylor Creek Road, Gardnerville, NV 89460

TOGETHER WITH the appurtenances and all rents, issues and profits thereof, and all right, title and interest of the Grantors therein or thereto, or which they may hereafter acquire.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the Grantees, their successors and assigns forever.

IN WITNESS WHEREOF, Grantors have executed these presents this 9th day of June 2016.

GRANTORS:



GEORGE ROSS RUXTON



VALERIE V. RUXTON

Notary Acknowledgment

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

This instrument was acknowledged before me on June 9th, 2016, by GEORGE ROSS RUXTON and VALERIE V. RUXTON.



NOTARY PUBLIC



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1219-03-001-070
 b) _____
 c) _____
 d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

| |
|--|
| FOR RECORDERS OPTIONAL USE ONLY |
| Notes: <u>Verified Trust</u> |

3. Total Value/Sales Price of Property:

\$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption: Conveyance to or from a Trust without consideration.

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 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 Angel Radley Capacity Legal Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: George Ross & Valerie V. Ruxton
 Address: 197 Taylor Creek Road
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: George Ross & Valerie V. Ruxton, Trustees
 Address: 197 Taylor Creek Road
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Woodburn and Wedge; Don L. Ross Escrow # N/A
 Address: P.O. Box 2311
 City: Reno State: NV Zip: 89505

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)