

16  
APN: 1220-21-510-023

After Recording, Mail to:

Kelly Edwardson  
1476 Kathy Way  
Gardnerville, NV 89460

Mail Tax Statements to:

Same as above



KAREN ELLISON, RECORDER

E07

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

## GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, this GRANT DEED is made and entered into this 24<sup>th</sup> day of October, 2016, by and between James R. Ruhland and Kelly Edwardson, Successor Co-Trustees of The Ruhland Irrevocable Family Trust, Grantor, and Kelly Edwardson, a widow, Grantee;

Grantor hereby grants, transfers, and conveys unto the said Grantee, that certain piece and parcel of real property situated in the State of Nevada, County of Douglas, described as follows:

Lot 128, as shown on the official map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record on May 29, 1973, in the office of the County Recorder of Douglas County, Nevada, as Document No. 66512 and on Record of Survey recorded October 1, 1982 in Book 1082 of the Official Records at page 006 as Document No. 71399.

Assessor's Parcel No. 1220-21-510-023.

Per NRS 111.312, this legal description was previously recorded at Document No. 321760, Book 1193, Page 510, on November 3, 1993.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part.

IN WITNESS WHEREOF, the party of the first part has executed this conveyance the day and year first above written.

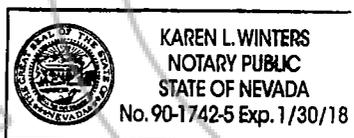
Kelly Edwardson  
KELLY EDWARDSON, Co-Trustee

James R. Ruhlman  
JAMES R. RUHLAND, Co-Trustee

STATE OF NEVADA )  
 )  
: ss.  
COUNTY OF DOUGLAS )

On Oct. 24, 2016, before me, Karen L. Winters, Notary Public, personally appeared Kelly Edwardson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Karen L. Winters  
NOTARY PUBLIC

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

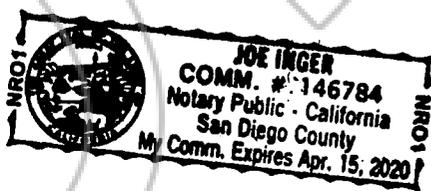
STATE OF CALIFORNIA )  
 )  
COUNTY OF San Diego )

On Oct. 4, 2016, before me, JOE INGER, Notary Public, personally appeared JAMES R. RUHLAND, who proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
NOTARY PUBLIC



**STATE OF NEVADA  
DECLARATION OF VALUE**

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

- a) 1220-21-510-023
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	<u>Trust OK - [Signature]</u>

**3. Total Value/Sales Price of Property:**

\$ -0-

Deed in Lieu of Foreclosure Only (value of property):

\$ -0-

Transfer Tax Value:

\$ -0-

Real Property Transfer Tax Due:

\$ -0-

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 7

b. Explain Reason for Exemption: This is a transfer of title from deceased parents' trust to daughter, without consideration. A Certificate of Trust is being recorded concurrently.

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_%**

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: Kelly Edwardson Capacity: Trustee Grantor

Signature: Kelly Edwardson Capacity: Grantee

**SELLER (GRANTOR) INFORMATION (Required)**

Print Name: Kelly Edwardson, Trustee

Address: 1476 Kathy Way

City/State/Zip: Gardnerville, NV 89460

**BUYER (GRANTEE) INFORMATION (Required)**

Print Name: Kelly Edwardson

Address: 1476 Kathy Way

City/State/Zip: Gardnerville, NV 89460

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# \_\_\_\_\_

Address: P.O. Box 1987

City: Minden State: NV Zip: 89423