DOUGLAS COUNTY, NV

2017-896675

RPTT:\$0.00 Rec:\$15.00 \$15.00

Pgs=2

03/31/2017 11:21 AM

FIRST AMERICAN TITLE CARSON

KAREN ELLISON, RECORDER

F05

A.P.N.:

1219-10-001-014

File No:

143-2517673 (MK)

R.P.T.T.:

\$0 #5

When Recorded Mail To: Mail Tax Statements To: Jacqueline Gardiner Trust 2803 Sancho Panza Court Punta Gorda, FL 33950

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Charles S. Gardiner, husband of Grantee

do(es) hereby GRANT, BARGAIN and SELL to

Jacqueline Gardiner Trustee of The Jacqueline Gardiner Living Trust U/A dated March 22, 2017

the real property situate in the County of Douglas, State of Nevada, described as follows:

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 10, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M., PROCEED THENCE SOUTH, ALONG THE SECTION LINE COMMON TO SECTIONS 9 AND 10, A DISTANCE OF 528 FEET TO THE POINT OF BEGINNING; THENCE EAST ON A LINE PARALLEL TO THE SECTION LINE A DISTANCE OF 330 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 131.8 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WEST A DISTANCE OF 330 FEET TO A POINT ON THE SECTION LINE; THENCE NORTH 131.8 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE RIGHT-OF-WAY FOR INGRESS AND EGRESS OVER THE WESTERLY 30 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND OVER THE WESTERLY 30 FEET AND THE NORTHERLY 30 FEET OF THE NORTHERLY QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M., TO FOOTHILL ROAD.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN NRS DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF

DOUGLAS COUNTY, NEVADA ON NOVEMBER 18, 1996, AS DOCUMENT NO. 401217 OF OFFICIAL RECORDS.

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 03/26/2017

Charles S. Gardiner

STATE OF State of Florida

COUNTY OF

Charlotte County

This instrument was acknowledged before me on March 27 2 17

Charles S. Gardiner

Produced Drivers License

Notary Public Susan Decker

(My commission expires: 9-1/-20)

SUSAN DECKER

Notary Public - State of Florida

Commission # FF 993239

My Comm. Expires Sep 11, 2020

Bonded through National Notary Assn.

THE REPORT OF THE PROPERTY OF

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)		
a)	1219-10-001-014		
þ)		^	
c) _. d)			
u)		[]	
2.	Type of Property	\	
a)	Vacant Land b) x Single Fam. Res.	FOR RECORDERS OPTIONAL USE	:
c)	Condo/Twnhse d) 2-4 Plex	BookPage:	
e)	Apt. Bldg. f) Comm'l/Ind'l	Date of Recording:	
g)	Agricultural h) Mobile Home	Notes:	
i)	Other		Ī
3.	a) Total Value/Sales Price of Property:	\$0	ŀ
	b) Deed in Lieu of Foreclosure Only (value of pro	pperty) (\$)
	c) Transfer Tax Value:	\$0	ξ,
	d) Real Property Transfer Tax Due	\$0	_
4.	If Exemption Claimed:		-
_			
	a. Transfer Tax Exemption, per 375.090, Section	V	
	b. Explain reason for exemption: husband to wife	Te for no-consideration	
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			
into	rmation and belief, and can be supported by doc information provided herein. Furthermore, the	umentation if called upon to substantiate	9
clai	med exemption, or other determination of addition	onal tax due, may result in a penalty of	of
10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and			
	er shall be jointly and severally lightle for any addit		
	nature: Y \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Capacity: Clip M	
Sig	nature:	Capacity: ()	
	SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)	
and the same of th	Jacqueline Gardiner, Trustee of	Jacqueline Gardiner,	
.	the Jacqueline Gardiner Living	Trustee of the Jacqueline	
- C	It Name: Trust	Print Name: Gardiner Living Trust	
	Iress: 2803 Sancho Panza Ct.	Address: 2803 Sancho Panza Ct.	
City		City: Punta Gorda	_
Sta		State: <u>FL</u> Zip: <u>33950</u>	
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)			
Prin	First American Title Insurance nt Name: Company	File Number: 143-2517673 MK/ mk	
Add	Iress 1663 US Highway 395, Suite 101	Trained. The Edition of the Hill	
City	r: Minden	State: NV Zip: 89423	
	(AS A PUBLIC RECORD THIS FORM MAY E	BE RECORDED/MICROFILMED)	