

APN 1320-02-001-017

**GRANTEES:**

Richard J. Nelson and  
Ellen L. Nelson, Trustees  
Richard and Ellen Nelson Family Trust  
2540 Henning Lane  
Minden, NV 89423

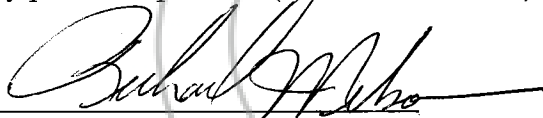
**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Steven E. Tackes, Esq.  
Kaempfer Crowell  
510 West Fourth Street  
Carson City, NV 89703

**MAIL TAX STATEMENTS TO:**

Richard J. Nelson and  
Ellen L. Nelson, Trustees  
Richard and Ellen Nelson Family Trust  
2540 Henning Lane  
Minden, NV 89423

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



RICHARD J. NELSON

**GRANT, BARGAIN, AND SALE DEED**

THIS INDENTURE made this 15<sup>th</sup> day of June, 2017, between RICHARD J. NELSON and ELLEN L. NELSON, husband and wife as joint tenants, as Grantors and Party of the First Part; and RICHARD J. NELSON and ELLEN L. NELSON, Trustees, or their successor, under the RICHARD AND ELLEN NELSON FAMILY TRUST dated June 15, 2017, as Grantee and Party of the Second Part.

**WITNESSETH:**

That the said Party of the First Part, for no consideration, does by these presents Grant, Bargain, Sell, and Convey unto the said Party of the Second Part, as aforesaid, all of their interest in the following described certain real property and improvements situated in the County of Douglas, State of Nevada, and more particularly described as follows:

A portion of:

THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M.,

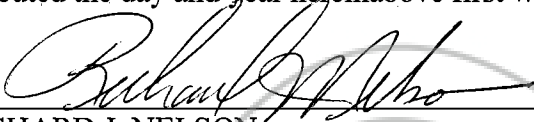
Said land is also described as Parcel 2 on that certain Parcel Map for John and Louise Crawford, recorded in the office of the Douglas County Recorder, State of Nevada, on June 18, 1986 as File No. 136479.

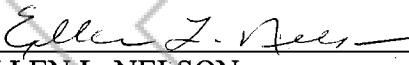
Also known as 2540 Henning Lane, Minden, Nevada 89423; APN 1320-02-001-017.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Legal description taken from Quitclaim Deed recorded March 20, 1987, as File No. 0151774.

IN WITNESS WHEREOF, the Party of the First Part has caused this conveyance to be executed the day and year hereinabove first written.

  
RICHARD J. NELSON  
Grantor

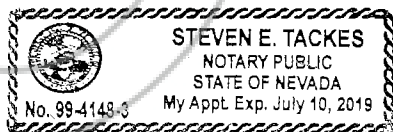
  
ELLEN L. NELSON  
Grantor

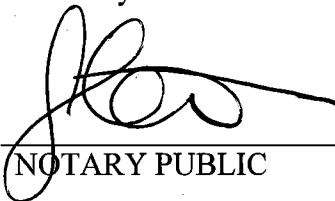
**ACKNOWLEDGMENT**

STATE OF NEVADA }  
CARSON CITY } ss.

On this 15<sup>th</sup> day of June, 2017, before me, the undersigned, a Notary Public, personally appeared RICHARD J. NELSON and ELLEN L. NELSON known to me to be the persons described herein, who executed the foregoing instrument as Grantors, and they acknowledged to me that they executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



  
NOTARY PUBLIC (SEAL)

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1320-02-001-017
- 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'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - JS</u>	

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

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00

Transfer Tax Value: \$ \_\_\_\_\_

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: transfer without consideration to or from a trust

**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 [Signature] Capacity Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Richard J. Nelson and Ellen L. Nelson

Print Name: Richard J. Nelson and Ellen L. Nelson,  
Trustees, Richard and Ellen Nelson Family Trust

Address: 2540 Henning Lane

Address: 2540 Henning Lane

City: Minden

City: Minden

State: Nevada Zip: 89423

State: Nevada Zip: 89423

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

Print Name: Kaempfer Crowell Law Firm

Escrow #: \_\_\_\_\_

Address: 510 West Fourth St.

City: Carson City

State: NV

Zip: 89703