

APN: 1219-04-002-013

RECORDING REQUESTED BY:

✓ Name: FOR THE PEOPLE
Address: 6405-2 S. Virginia Street
City/State/Zip: Reno, NV 89511



KAREN ELLISON, RECORDER E07

WHEN RECORDED MAIL TO GRANTOR I/C/O:

Name: WILLIAM ARVAYO
Address: 123 Tambourine Ranch Road
City/State/Zip: Gardnerville, NV 89460

MAIL TAX STATEMENT TO:

Name: WILLIAM ARVAYO
Address: 123 Tambourine Ranch Road
City/State/Zip: Gardnerville, NV 89460

GRANT BARGAIN AND SALE DEED

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)



Signature

GRANTOR

Title

WILLIAM ARVAYO

Print Name

GRANT BARGAIN AND SALE DEED

For the sum of \$10.00 (Ten Dollars) and other valuable consideration received, receipt of which is hereby acknowledged, **WILLIAM A. ARVAYO AND LA CINDYA L. ARVAYO, HUSBAND AND WIFE AS JOINT TENANTS**, do hereby **GRANT, BARGAIN, SELL, REMISE AND RELEASE** to **THE WILLIAM AND LACINDYA ARVAYO LIVING TRUST, UTD August 31, 2017**, **WILLIAM ANTHONY ARVAYO, LACINDYA LORENA ARVAYO, TRUSTEES**, Grantees, their interest in the real property in the County of Douglas, State of Nevada described as:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO those certain Covenants, Conditions, Restrictions recorded January 12, 1990 in Book 190, Page 2312, Document No. 218195, Notice of Restrictions recorded June 19, 2000 in Book 0600, Page 3738 Document No. 494288, Covenants, Conditions, Restrictions recorded June 20, 2000 in Book 0600, Page 4021, Document No. 494377, and re-recorded June 30, 2000, Book 0600, Page 6004, Document No. 494692, and amended by instrument recorded October 4, 2000, in Book 1000, page 549, Document No. 500762, as Well as Agreement for Restrictive Covenant to be recorded

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

Commonly known as: 123 Tambourine Ranch Road, Gardnerville, NV 89460

EXEMPTION: NRS 375.090(7): This conveyance is a transfer without consideration to a living trust.


WILLIAM A. ARVAYO


LA CINDYA L. ARVAYO

State of Nevada)
)ss.
County of Washoe)

This instrument was acknowledged before me on the 31 day of Aug, 2017, by **WILLIAM A. ARVAYO and LA CINDYA L. ARVAYO.**



R. FRITZ
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 07-2165-2 - Expires March 15, 2019

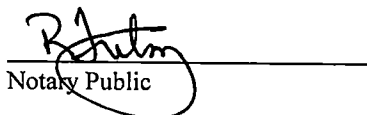

Notary Public

Exhibit A

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

All that certain lot piece, parcel or portion of land situate, lying and being within the North 1/2 of the Southeast 1/4 of Section 4, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada and more particularly described as follows:

PARCEL 1

Parcel Z as set forth on Parcel Map #PD 99-11 of Black Diamond Estates filed for record in the Office of the County Recorder of Douglas County, State of Nevada on June 19, 2000, Book 0600, Page 3731, as Document No. 494286.

Assessor's Parcel No.: 19-041-32

PARCEL 2

An easement for roadway and access purposes, as shown on the aforesaid Record of Survey Map and more particularly described as follows:

Commencing at the East 1/4 corner of aforesaid Section 4, as shown on Record of Survey Map recorded January 9, 1990, Book 190, Page 1630, as Document No. 217903;

thence South 89°49'29" West, a distance of 644.60 feet to the Westerly right-of-way line of State Highway 207 (Kingsbury Grade);
thence along said Westerly line South 44°27'00" East, a distance of 644.70 feet to the Northwest corner of that parcel described in Deed filed for record in Book 884, at Page 1904, as Document Number 105319, Official Records of Douglas County, Nevada, which point is the TRUE POINT OF BEGINNING;

thence South 10°56'20" West, a distance of 204.79 feet;

thence South 89°59'01" West, a distance of 398.67 feet;

thence North 00°14'51" East, a distance of 50.00 feet;

thence North 89°59'01" East, a distance of 357.19 feet;

thence North 10°56'20" East, a distance of 198.05 feet;

thence South 44°27'00" East, a distance of 60.75 feet to the TRUE POINT OF BEGINNING.

PARCEL 3

An easement for access, roadway purposes whether public or private over and across that certain of land more particularly described as follows:

All that certain lot, piece, parcel of portion of land situate, lying and being within the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 12 North, Range 19 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

COMMENCING at the East 1/4 corner of aforesaid Section 4; thence along the true North line of the Southeast 1/4 of said Section 4, South 89°53'42" West 767.42 feet; thence South 00°27'24" West 233.78 feet; thence South 00°11'00" East 160.46 feet; thence North 89°59'01" East, 189.44 feet; thence South 00°14'51" West 217.74 feet; thence South 00°14'51" West, 50.00 feet to the TRUE POINT OF BEGINNING; thence along the Southerly of a 50 foot wide easement recorded as Document Number 217903 North 89°59'01" East 348.67 feet; thence North 10°56'20" East 204.79 feet to a point on the Southwesterly right-of-way line of Kingsbury Grade; thence along said right-of-way line South 44°27'00" East, 30.38 feet; thence leaving said right-of-way line South 10°56'20" West, 208.16 feet; thence South 89°59'01" West 369.26 feet; thence North 00°05'56" West 25.00 feet to the true point of beginning.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 1219-04-002-013
 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>Set-Trust OK.</u>

3. Total Value/Sales Price of Property:

	\$ 0.00
Deed in Lieu of Foreclosure Only (value of property)	\$ _____
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 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 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 *William A. Arvayo* Capacity Grantor
 Signature *LaCindya L. Arvayo* Capacity Grantor

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>William A. Arvayo</u>	Print Name: <u>The William and Lacindya Arvayo Living Trust</u>
Address: <u>LaCindya L. Arvayo</u>	Address: <u>123 Tambourine Ranch Rd.</u>
City: <u>123 Tambourine Ranch Rd. <i>Gardner-Ville</i></u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89460</u>	State: <u>NV</u> Zip: <u>89460</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: For the People Escrow # _____
 Address: 6405-2 South Virginia Street
 City: Reno State: NV Zip: 89511