

APN: 1219-15-002-040

After Recording, Mail to:

William & Karen Diridoni  
880 Canyon Creek Lane  
Gardnerville, NV 89860

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 WILLIAM R. DIRIDONI and KAREN L. DIRIDONI, husband and wife do hereby grant, bargain, sell, and convey to WILLIAM R. DIRIDONI and KAREN L. DIRIDONI, Trustees of the WILLIAM AND KAREN DIRIDONI LIVING TRUST under declaration dated November 1, 2017, and to the heirs and assigns of such Grantee forever, all that real property in the County of Douglas, State of Nevada, being Assessor's Parcel Number 1219-15-002-040, specifically described as follows:

All that portion of Parcel 3-C-1 as shown on that certain parcel map #2, filed for record on April 15, 1993, as Document No. 304720, more particularly described as follows:

Beginning at the Northwest corner of said Parcel 3-C-1; thence along a curve concave to the Northwest with a radius of 225 feet, a central angle of 24°11'57" and an arc length of 95.03 feet, the chord of said curve bears North 54°56'13" East 94.33 feet; thence North 42°50'14" East 32.87 feet; thence along a tangent curve to the right with a radius of 20 feet, a central angle of 90°0'0" and an arc length of 31.42 feet; thence South 47°09'46" East 196.91 feet; thence South 43°27'15" West 397.13 feet; thence North 00°09'15" East 342.81 feet to the point of beginning.

Reference is made to that Record of Survey supporting a boundary line adjustment for Mike Hickey Construction, Inc., recorded June 28, 1996, in Book 696, Page 5114, Document No. 391084.

Per NRS 111.312, the above metes and bounds description appeared previously in that certain document recorded on June 29, 2015 as Instrument No. 2015-865468.

RESERVING TO GRANTOR, his successors and assigns, all mineral rights of every kind and description and all geothermal rights of every kind and description.

RESERVING TO GRANTOR the personal right to travel on or across said real property, with Grantor's guests, for recreational purposes only and as may be reasonably accommodated.

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.

  
\_\_\_\_\_  
WILLIAM R. DIRIDONI

  
\_\_\_\_\_  
KAREN L. DIRIDONI

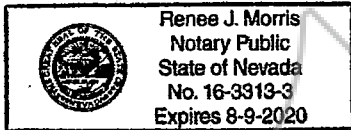
**ACKNOWLEDGMENT**


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

On November 1, 2017 before me, Renee J. Morris, Notary Public, personally appeared WILLIAM R. DIRIDONI and KAREN L. DIRIDONI, 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 capacities, and that by her signatures on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Seal



  
\_\_\_\_\_  
NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE**

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

- a) 1219-15-002-040
- 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	<u>RT - Trust OK.</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 into trust without consideration and the certificate of trust is recorded concurrently herewith.

**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: [Signature] Capacity: Grantor

Signature: [Signature] Capacity: Grantee

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

Print Name: William R. Diridoni

Address: 880 Canyon Creek Lane

City/State/Zip: Gardnerville, NV 89460

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

Print Name: Karen L. Diridoni, Trustee

Address: 880 Canyon Creek Lane

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