



KAREN ELLISON, RECORDER

E07

35  
A.P.N. 1121-35-002-030

When recorded mail and  
mail tax statements to:

James L. Richardson, Trustee  
The James L. Richardson Trust  
Post Office Box 968  
Minden, Nevada 89423

**GRANT, BARGAIN AND SALE DEED**

THIS DEED is made and entered into this 28 day of February, 2018,  
by and between JAMES L. RICHARDSON, Successor Trustee of THE GAIL A. MEIER  
1997 LIVING TRUST, dated June 6, 1997, hereafter referred to as Grantor, and  
JAMES L. RICHARDSON, Trustee of THE JAMES L. RICHARDSON TRUST, dated  
December 22, 1999, Grantee.

The Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00),  
lawful money of the United States of America, to him in turn paid by Grantee, and other  
good and valuable consideration, the receipt whereof is hereby acknowledged, does by  
these presents grant, bargain and sell unto Grantee, and to his heirs, successors and  
assigns forever, all of the trust's interest in that certain lot, piece or parcel of land  
situate, lying and being in the County of Douglas, State of Nevada, and more  
particularly described as follows:

The N ½ of the N ½ of the SW 1/4, Section 35, Township 11 North, Range  
21 East, M.D.B.&M.

Less those roads and utility dedications as shown on "Land Division Map"  
recorded on the 8<sup>th</sup> day of October, 1976, in Book 1076, Page 331, as  
Document No. 03830, of Official Records of Douglas County, Nevada.

Less 25 feet for non-exclusive easement along the entire West boundary for public roads and utility purposes.

APN: 1121-35-002-030

Together with all and singular, 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 Grantee, and to his heirs, successors and assigns forever.

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

*James L. Richardson*  
JAMES L. RICHARDSON, Successor Trustee  
THE GAIL A. MEIER 1997 LIVING TRUST  
UDT June 6, 1997

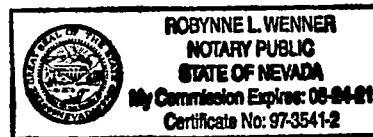
STATE OF NEVADA     )  
  ) ss.  
COUNTY OF WASHOE    )

On this 28<sup>TH</sup> day of FEBRUARY, 2018, personally appeared before me, a Notary Public, JAMES L. RICHARDSON, known to me to be the person named in the above instrument, who acknowledged to me that he executed the same for the intents and purposes therein mentioned.

*Robynne L. Wenner*  
Notary Public

Requested by:

Richard C. Blower, Esq.  
Attorney at Law  
2235 Green Vista Drive Suite 309  
Sparks, Nevada 89431  
(775) 674-3363



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number (s)  
 a) 1121-35-002-030  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	<u>Verified Trust</u>

2. Type of Property:
- |  |              |                             |                 |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land  | b) <input 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        |                             |                 |

3. Total Value/Sales Price of Property:      \$      N/A  
 Deed in Lieu of Foreclosure Only (value of property)      \$  
 Transfer Tax Value:      \$  
 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: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

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 provided 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 LEGAL ASSISTANT  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED) GAIL A. METER  
 Print Name: 1997 LIVING TRUST  
 Address: 3845 Chelsea Square  
 City: Reno  
 State: Nevada Zip: 89509

(REQUIRED) THE JAMES L. RICHARDSON TRUST  
 Print Name: \_\_\_\_\_  
 Address: Post Office Box 968  
 City: Minden  
 State: Nevada Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Richard C. Blower Escrow # \_\_\_\_\_  
 Address: 2235 Green Vista Drive, Suite 309  
 City: Sparks State: Nevada Zip: 89431