

A.P.N. 1320-02-002-063

**Recording Requested by
and Return to:**

Don L. Ross, Esq.
Woodburn and Wedge
P.O. Box 2311
Reno, NV 89505



00074379201809150930030031

KAREN ELLISON, RECORDER

E07

Send Tax Statements To Grantees:

CRAIG J. BLACK
1780 Sunrise Pass Road
Minden, NV 89423

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

GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED is made by and between SANDRA M. YGLESIAS, surviving Trustee of The Yglesias Family Trust Dated October 22, 1999, as amended (hereinafter referred to as "Grantor"), and CRAIG J. BLACK, a single man (hereinafter referred to as "Grantee").

WITNESSETH:

WHEREAS, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to her in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN and SELL unto the Grantee and to their successors and assigns forever, all the right, title and interest in that certain real property situate, lying and being in the County of Douglas, State of Nevada, and more particularly described as follows:

PARCEL 1:

The West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada.

PARCEL 2:

TOGETHER WITH a non-exclusive easement for roadway and utility purposes across the East 15 feet of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of said Section 2, as conveyed to JOSEPH KENNETH MILLER, etux in Deed recorded

December 5, 1966 in Book 66 at page 246 as Document No. 34803 of Official Records of Douglas County, Nevada.

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Commonly known as: 1780 Sunrise Pass Road, Minden, NV 89423

TOGETHER WITH the appurtenances and all rents, issues and profits thereof, and all right, title and interest of the Grantors therein or thereto, or which they may hereafter acquire.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the Grantees, their successors and assigns forever.

IN WITNESS WHEREOF, Grantors have executed these presents this 20 day of April, 2018.

GRANTOR:

Sandra M Yglesias
SANDRA M. YGLESIAS, Trustee

Notary Acknowledgment

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

This instrument was acknowledged before me on April 20, 2018, by SANDRA M. YGLESIAS.

Denise Lercari
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-02-002-063
 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	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OR BC</u>	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ 0.00
 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: Conveyance from Family Trust Without Consideration

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 Angel Radloff Capacity Legal Assistant

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: SANDRA M. YGLESIAS, Trustee
 Address: 1780 Sunrise Pass Road
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: CRAIG J. BLACK
 Address: 1780 Sunrise Pass Road
 City: Minden
 State: NV Zip: 89423

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

Print Name: Woodburn & Wedge, Don L. Ross, Esq. Escrow # n/a
 Address: PO Box 2311
 City: Reno State: NV Zip: 89505

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)