

DOUGLAS COUNTY, NV **2018-921487**
RPTT:\$2047.50 Rec:\$35.00
\$2,082.50 Pgs=3 **10/29/2018 02:46 PM**
TICOR TITLE CARSON CITY- 307 WEST WINNIE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Craig Armstrong
1592 County Road
Minden, NV 89423

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 1805031-DC1

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

APN No.: 1320-32-114-011
R.P.T.T. \$2,047.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Benjamin J. Reino and Lauren M. Reino, husband and wife as joint tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Craig Armstrong and Jae Armstrong, husband and wife as joint tenants

All that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Benjamin J. Reino
Benjamin J. Reino

Lauren M. Reino
Lauren M. Reino

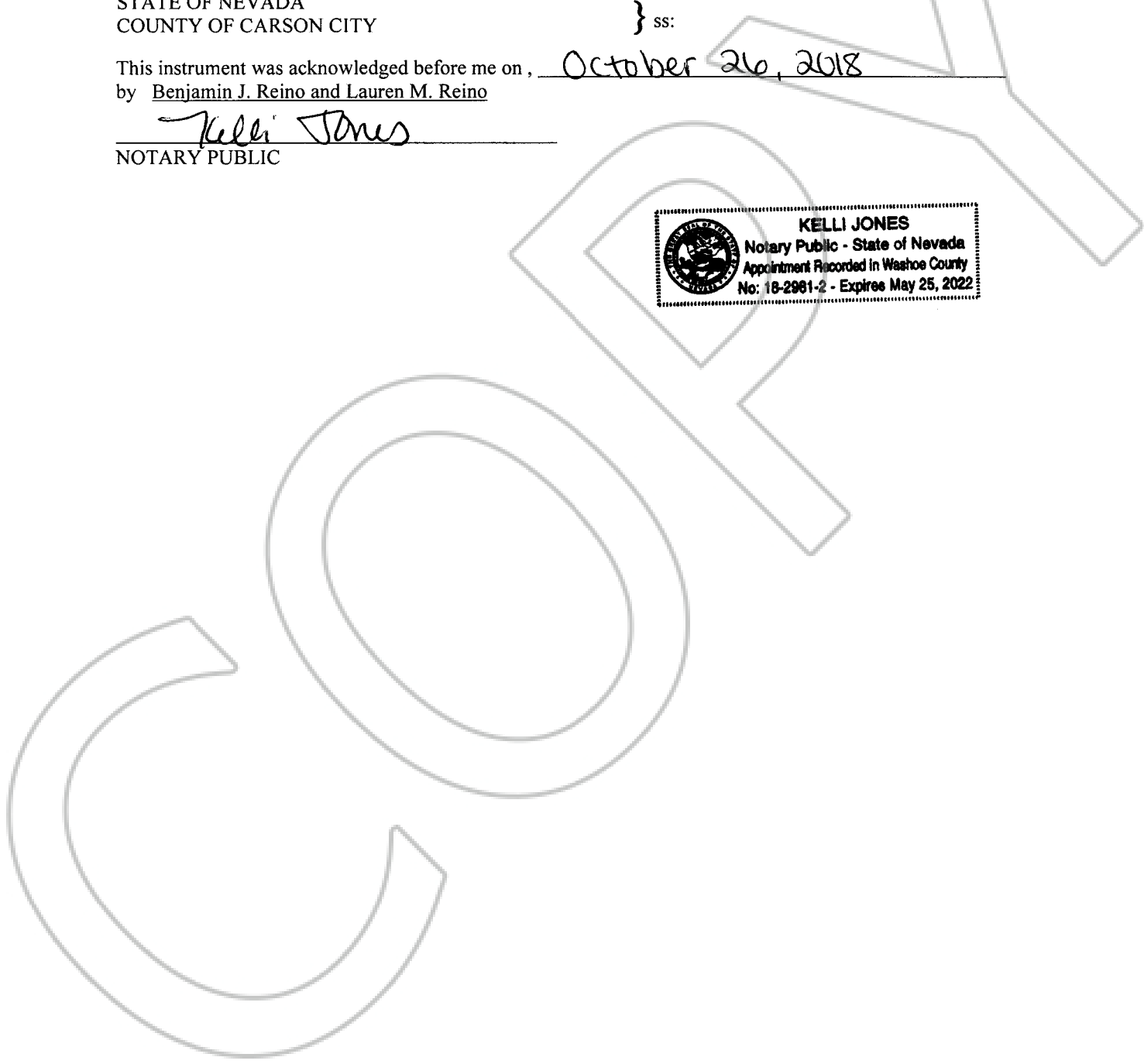
STATE OF NEVADA
COUNTY OF CARSON CITY

} ss:

This instrument was acknowledged before me on ,
by Benjamin J. Reino and Lauren M. Reino

October 26, 2018

Kelli Jones
NOTARY PUBLIC



Escrow No. 1805031-DC1

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

Lot 7, in Block B, as shown on the official map of South Addition to Town of Minden, filed for record in the Office of the County Recorder, Douglas County, Nevada, on April 9, 1957 Document No. 12130.

PARCEL 2:

All that portion of Lot 6 in Block B as shown on the map of South Addition to the Town of Minden, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on April 9, 1957 as Document No. 12130, more particularly described as follows:

Commencing at the most Easterly corner of said Lot 6, above referenced thence from the Point of Commencement along the Southeasterly line thereof, $26^{\circ}35'$ West a distance of 110.00 feet to the most Southerly corner of said Lot, Thence along the Southwesterly line of said Lot, North $63^{\circ}25'$ West a distance of 15.00 feet; thence leaving said Southwesterly line of said Lot North $26^{\circ}35'$ East, 110.00 feet to a point on the Northeasterly line of said Lot; Thence along said Northeasterly line South $63^{\circ}26'$ East, a distance of 15.00 feet to the True Point of Beginning.

APN: 1320-32-114-011

Note: Document No. 2018-913812 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-32-114-011
 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: _____	

3. a. Total Value/Sales Price of Property: \$ 525,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 525,000.00
 d. Real Property Transfer Tax Due: \$ 2,047.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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)
 Print Name: Benjamin J. Reino & Lauren M. Reino
 Address: 149 Brierfield Way
 City: Hendersonville
 State: TN. Zip: 37075

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Craig Armstrong & Jae Armstrong
 Address: P.O. Box 21012
 City: Reno
 State: NV. Zip: 89515

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01805031-010-DC1
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED