

DOUGLAS COUNTY, NV **2018-921627**
RPTT:\$1591.20 Rec:\$35.00
\$1,626.20 Pgs=2 10/31/2018 10:16 AM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Clifford Dale Armstrong

1540 E Valley Rd

Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
Clifford Dale Armstrong
1540 E Valley Rd

Gardnerville, NV 89410

Escrow No. 1804905-RLT

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.: 1220-24-810-007
R.P.T.T. \$1,591.20

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

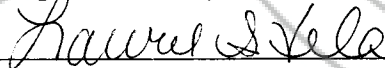
THIS INDENTURE WITNESSETH: That Laurie S. Vela, Successor Trustee of The Burger 1996 Family Trust U/D/T 9/2/1996

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Clifford Dale Armstrong, an unmarried man

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.

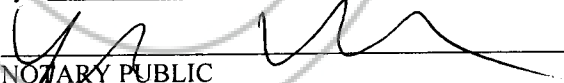
Laurie S. Vela, Successor Trustee of The Burger 1996 Family Trust U/D/T 9/2/1996




Laurie S. Vela, Successor Trustee

STATE OF NEVADA
COUNTY OF *Washoe*

This instrument was acknowledged before me on , *Oct 18, 2018* } ss:
by Laurie S. Vela, Successor Trustee of The Burger 1996 Family Trust U/D/T 9/2/1996



NOTARY PUBLIC

 **TYLER MACALUSO**
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 16-3876-2 - Expires October 14, 2020

Escrow No. 1804905-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Being a portion of the Southeast quarter of the Southeast quarter of Section 24, Township 12 North, Range 20 East, M.D.B. & M, described as follows:

Commencing at the centerline intersection of Palomino Lane and Mustang Lane, as shown on the map of Ruhestroth Ranchos , filed in the office of the County Recorder of Douglas County, Nevada: thence West along the centerline of Palomino 330.81 feet; thence South along the Easterly line of Lots 32 and 33 as shown on said map and the extension thereof a distance of 1,160.40 feet to the True Point of Beginning for the herein described parcel; thence from the True Point of Beginning North $56^{\circ} 18'$ East a distance of 329.46 feet to a point in the Southwesterly line of a roadway; thence along the Southwesterly line of said roadway along a curve to the left having a radius of 300.00 feet through a central angle of $20^{\circ} 48'$ for an arc length of 108.91 feet; thence leaving the Southwesterly line of said roadway South $35^{\circ} 30'$ West a distance of 241.34 feet; thence North $66^{\circ} 23' 52''$ West a distance of 228.43 feet to the True Point of Beginning.

Said land also known as Lot 7, Unofficial Thompson Acres Subdivision.

Note: Document No. 801678 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1220-24-810-007

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-24-810-007
 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: \$ 408,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 408,000.00
 d. Real Property Transfer Tax Due: \$ 1,591.20

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

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 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 Laurie S. Vela Capacity Seller/Grantor
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Laurie S. Vela, Successor Trustee of
 The Burger 1996 Family Trust U/D/T 9/2/1996
 Address: 180 Mystic Mountain Dr
 City: Sparks
 State: Zip: Nevada 89441

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Clifford Dale Armstrong
 Address: 1540 E Valley Rd
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01804905-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED