

DOUGLAS COUNTY, NV **2018-923869**  
RPTT:\$2145.00 Rec:\$35.00  
\$2,180.00 Pgs=3 12/21/2018 02:00 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Vergil R. Reeves  
1394 Porter Drive  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Vergil R. Reeves  
Same as above

Escrow No. 1804975-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.: 1420-28-601-033  
R.P.T.T. \$2,145.00

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Shirley V. Sells, <sup>Surviving</sup> Trustee of The Sells Trust dated March 21, 1990

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Vergil R. Reeves and Anna M. Reeves, Husband and <sup>Wife,</sup> 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.**

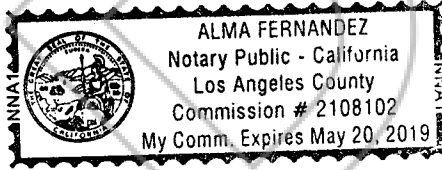
Shirley V. Sells, Trustee of The Sells Trust  
dated March 21, 1990

Shirley V. Sells  
Shirley V. Sells, Trustee

AF.  
STATE OF ~~NEVADA~~ *California*  
COUNTY OF ~~DOUGLAS~~ *Orange* } ss:

This instrument was acknowledged before me on, 12-19-2018  
by Shirley V. Sells, Trustee of The Sells Trust dated March 21, 1990

Alma Fernandez  
NOTARY PUBLIC *Alma Fernandez*



Escrow No. 1804975-RLT

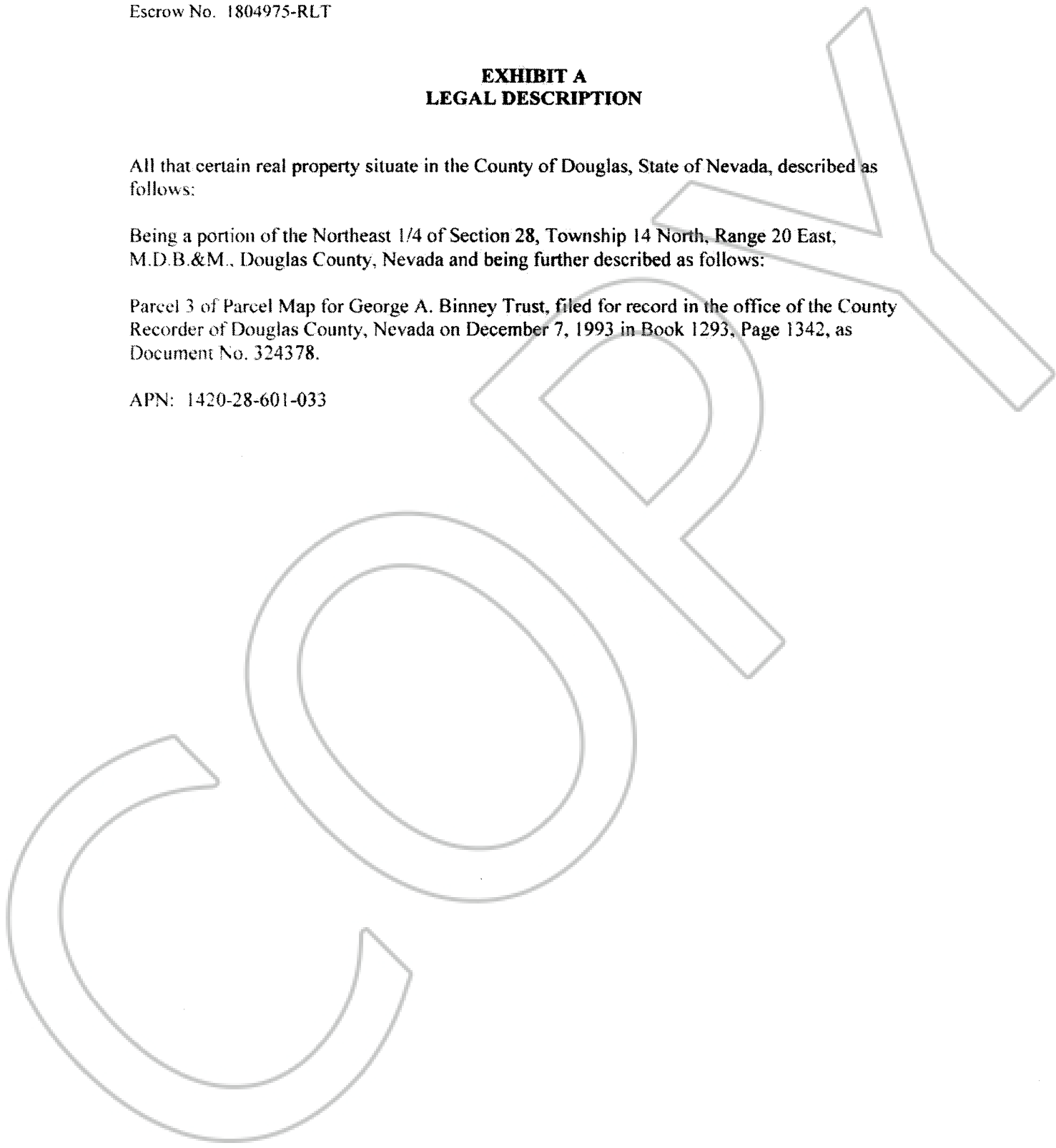
**EXHIBIT A  
LEGAL DESCRIPTION**

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

Being a portion of the Northeast 1/4 of Section 28, Township 14 North, Range 20 East, M.D.B.&M., Douglas County, Nevada and being further described as follows:

Parcel 3 of Parcel Map for George A. Binney Trust, filed for record in the office of the County Recorder of Douglas County, Nevada on December 7, 1993 in Book 1293, Page 1342, as Document No. 324378.

APN: 1420-28-601-033



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-28-601-033  
 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:                      \$ 550,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 550,000.00  
 d. Real Property Transfer Tax Due:                                \$ 2,145.00

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 \_\_\_\_\_ Capacity agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Shirley V. Sells, Trustee of The Sells Trust dated March 21, 1990  
 Address: 722 Geneva Lake Drive  
 City: Prater  
 State: CA Zip: 92870

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Vergil R. Reeves & Anna M. Reeves  
 Address: 1394 Porter Drive  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Tigor Title of Nevada, Inc.                      Escrow No.: 01804975-020-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED