

DOUGLAS COUNTY, NV **2019-928287**
RPTT:\$0.00 Rec:\$35.00
\$35.00 Pgs=2 **04/26/2019 11:11 AM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER E07

WHEN RECORDED MAIL TO:

Susan B. Rose
1300 White Ash Drive
Gardnerville, NV 89410

*Mail tax statements:
same as above*

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)

Space Above for Recorder's Use Only

APN No.: 1220-03-311-027
Escrow No. 1901489-RLT
R.P.T.T. \$\$ 0.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Susan Beatrice Rose, Trustee of the Susan Beatrice Rose Living Trust dated August 25, 2011

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Susan B Rose, unmarried woman and Kristine Seward, a married woman as her sole and separate property, 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.

[Handwritten Signature]

Susan Beatrice Rose, Trustee

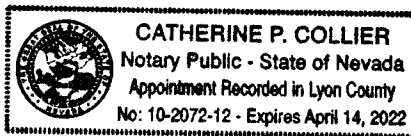
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on
by *Susan Beatrice Rose*

April 22, 2019

NOTARY PUBLIC



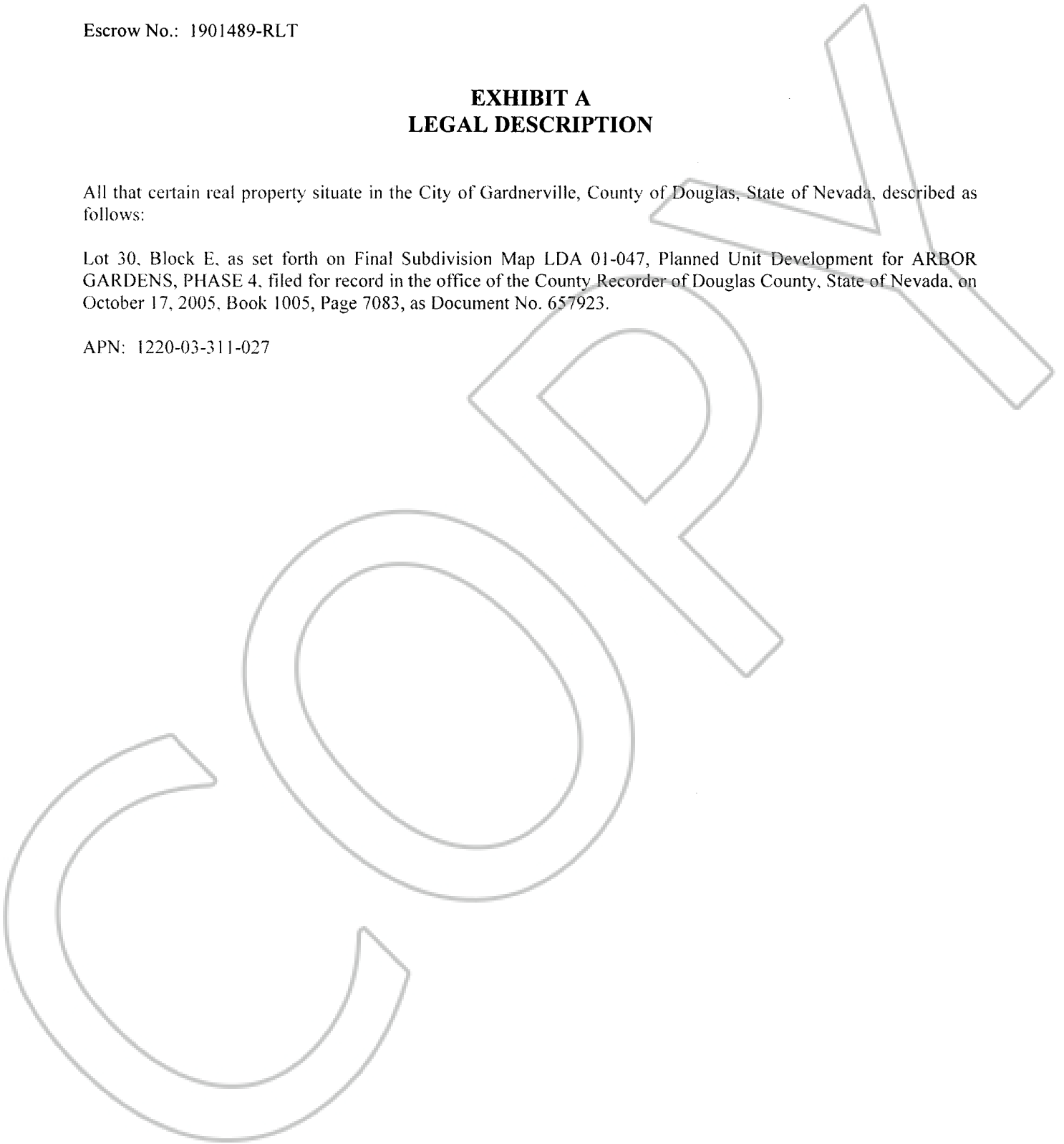
Escrow No.: 1901489-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 30, Block E, as set forth on Final Subdivision Map LDA 01-047, Planned Unit Development for ARBOR GARDENS, PHASE 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on October 17, 2005, Book 1005, Page 7083, as Document No. 657923.

APN: 1220-03-311-027



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1220-03-311-027
- 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**
Notes:
Trust oK BC

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0
 Transfer Tax Value \$ _____
 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: transfer out of trust to self + daughter as joint tenants - no consideration

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 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 Joint
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Susan Beatrice Rose, Trustee
 Address: 1300 White Ash Dr.
 City: Gardnerville
 State: NV Zip: 89410

(REQUIRED)
 Print Name: Susan B. Rose and Kristine Seward
 Address: 1300 White ash Dr.
 City: Gardnerville
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1901489-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)