

APN: 1419-01-701-018

Escrow No. 00244764-DR  
RPTT 2,437.50  
When Recorded Return to:  
**Raul H. Ramirez & April N. Devers**  
**3676 Cherokee Drive**  
**Carson City, NV 89705**

Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

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**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged,

**Gregory L. Gross and Diane Olpin Gross, as Co-Trustees of the GD Revocable Trust dated January 24, 2006**

do(es) hereby Grant, Bargain, Sell and Convey to

**Raul H. Ramirez and April N. Devers, husband and wife, as joint tenants with right of survivorship**

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

See Exhibit A attached hereto and made a part hereof.

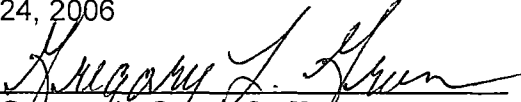
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

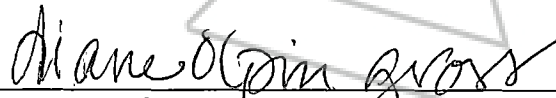
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SPACE BELOW FOR RECORDER

Witness my/our hand(s) this 20th day of June, 2019

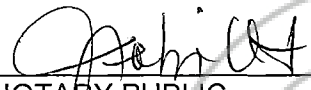
GD Revocable Trust dated January  
24, 2006

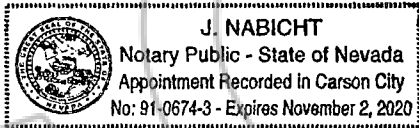
  
\_\_\_\_\_  
Gregory L. Gross, Co-Trustee

  
\_\_\_\_\_  
Diane Olpin Gross, Co-Trustee

STATE OF NEVADA  
CARSON CITY

This instrument was acknowledged before me on June 20, 2019,  
by Gregory L. Gross and Diane Olpin Gross.

  
\_\_\_\_\_  
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

**Exhibit A**

**A portion of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 1, Township 14 North, Range 19 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:**

**Commencing at the Southeast corner of Section 1, Township 14 North, Range 19 East, M.D.B. & M.; thence North  $0^{\circ}05'45''$  West, along the East line of said Section 1, a distance of 2642.16 feet to a  $\frac{1}{4}$  corner; thence South  $89^{\circ}23'30''$  West, along a quarter section line a distance of 336.10 feet to a point; thence South  $0^{\circ}05'45''$  East, a distance of 352.91 feet to the TRUE POINT OF BEGINNING; thence South  $0^{\circ}05'45''$  East, a distance of 307.69 feet to a point; thence South  $89^{\circ}30'45''$  West, a distance of 330 feet to a point; thence North  $0^{\circ}05'45''$  West, a distance of 29.33 feet to a point; thence North  $23^{\circ}33'$  East, a distance of 123.75 feet to a beginning of a curve; thence on a curve to the left through a delta angle of  $15^{\circ}58'$ , whose radius is 285 feet, and having an arc length of 79.42 feet to the end of the curve; thence North  $7^{\circ}35'$  East, a distance of 90.16 feet to a point; thence North  $89^{\circ}30'45''$  East, a distance of 246.95 feet to the TRUE POINT OF BEGINNING.**

**SUBJECT to an easement for road use purposes as follows:**

**Commencing at the same POINT OF BEGINNING as the above description; thence South  $89^{\circ}30'45''$  West, a distance of 221.70 feet to the True Point of Beginning; thence South  $7^{\circ}35'$  West a distance of 93.71 feet to the beginning of a curve; thence on a curve to the right through a delta angle of  $15^{\circ}58'$ , whose radius 310 feet, and having an arc length of 86.39 feet to the end of the curve; thence South  $23^{\circ}33'$  West, a distance of 144.72 feet to a point; thence South  $89^{\circ}30'45''$  West, a distance of 14.49 feet to a point; thence North  $0^{\circ}05'45''$  West, a distance of 29.33 feet to a point; thence North  $23^{\circ}33'$  East, a distance of 123.75 feet to a beginning of a curve; thence on a curve to the left through a delta angle of  $15^{\circ}58'$ , whose radius is 285 feet, and having an arc length of 79.42 feet to the end of the curve; thence North  $7^{\circ}35'$  East, a distance of 90.16 feet to a point; thence North  $89^{\circ}30'45''$  East, a distance of 25.25 feet to the True Point of Beginning.**

**AND SUBJECT FURTHER to an easement for road use purposes, 25 feet in width, and running along the entire easterly side of the above described parcel.**

**This legal description appeared previously in that certain Deed recorded January 26, 2006, in Book 106, Page 8374, as Document No. 666444, Official Records, Douglas County, Nevada.**

SPACE BELOW FOR RECORDER

1. APN: 1419-01-701-018

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	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA  
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$625,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$625,000.00  
 Real Property Transfer Tax Due: \$ 2,437.50

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 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 <u>Gregory L. Gross</u>	Capacity <u>Grantor</u>
Signature <u>Raul H. Ramirez</u>	Capacity <u>Grantee</u>
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: <u>Gregory L. Gross and Diane Olphin*</u>	Print Name: <u>Raul H. Ramirez and April N. Devers</u>
Address: <u>P.O. Box 222</u>	Address: <u>3676 Cherokee Drive</u>
City/State/Zip: <u>Carson City, NV 89702</u>	City/State/Zip: <u>Carson City, NV 89705</u>

COMPANY REQUESTING RECORDING

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00244764-DR</u>
Address: <u>896 West Nye Lane, Suite 104 Carson City, NV 89703</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

\*Gross, as Co-Trustees of the GD Revocable Trust dated January 24, 2006