

APN: 1319-03-202-009
Recording Requested and Mail To:



JENNIFER MAHE, ESQ.
MAHE LAW, LTD.
707 N. Minnesota Street, Suite D
Carson City, NV 89703

KAREN ELLISON, RECORDER E07

Affiant's Address/Mail Tax Statements To:

Randall R. Chitwood, Trustee
P.O. Box 961
Minden, NV 89423

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.230.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on 25 June, 2019, by and between RANDALL R. CHITWOOD, Grantor, and RANDALL R. CHITWOOD, as Trustee of THE RANDALL R. CHITWOOD 2019 TRUST, dated 25 June, 2019, Grantee,

WITNESSETH:

That the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the Grantee, and to its successors and assigns, all that certain lot, piece, or parcel of land situated in Douglas County, State of Nevada, and more particularly described as follows:

A PARCEL OF LA D LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 19 EAST, PROCEED NORTH 28°02'41" EAST, 4247.55 FEET TO THE TRUE POINT OF BEGINNING, WHICH IS THE NORTHWEST CORNER OF THE PARCEL, AND LIES ON THE EASTERLY RIGHT OF WAY LINE OF JACKS VALLEY ROAD; THENCE NORTH 89°59'00" EAST, 202.07 FEET TO THE NORTHEAST CORNER OF THE PARCEL; THENCE SOUTH 18°03'00" WEST 292.45 FEET TO THE SOUTHEAST CORNER OF THE PARCEL; THENCE SOUTH 89°59'00" WEST, 220.62 FEET TO THE SOUTHWEST CORNER OF THE PARCEL WHICH LIES ON THE EAST RIGHT OF WAY LINE OF JACKS VALLEY ROAD; THENCE NORTH 21°26'06" EAST 298.92 FEET ALONG THE EAST RIGHT OF WAY LINE OF JACKS VALLEY ROAD TO THE TRUE POINT OF BEGINNING.

SAID PARCEL BEING FURTHER SET FORTH ON RECORD OF SURVEY FOR GABLER-HERZ FAMILY TRUST RECORDED JULY 15, 1993 IN BOOK 793, PAGE 2781, AS DOCUMENT NO. 312518, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED MAY 30, 2014, IN BOOK 514, PAGE 6355, AS INSTRUMENT NO. 843634, OFFICIAL RECORDS

Pursuant to NRS 111.312(6) this legal description was previously recorded with the Douglas County Recorder's Office on August 30, 2017, as Document No. 2017-903317.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and to its successors and assigns forever.

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IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year

first above written.

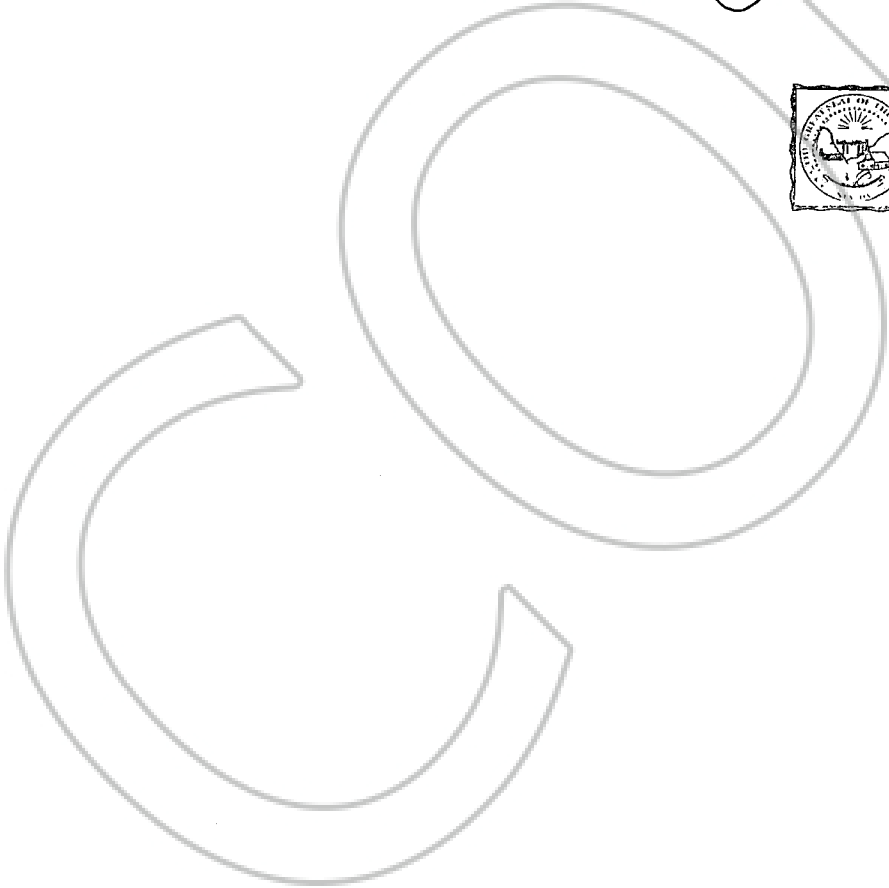
Randall R. Chitwood
RANDALL R. CHITWOOD

STATE OF NEVADA)
 : ss.
CARSON CITY)

On June 25, 2019, personally appeared before me, a notary public, RANDALL R. CHITWOOD, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing Grant, Bargain and Sale Deed.

Nichole E. Valdez
NOTARY PUBLIC

 NICHOLE E. VALDEZ
Notary Public State of Nevada
APPT NO 16-1067 3
My App Expires January 10, 2020



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-03-202-009
 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: <u>7/19/19</u>	
NOTES: <u>Verified Grant AB</u>	

3. Total Value/Sales Price of Property: \$ \$0.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 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: A transfer of title to a trust without consideration. Certificate of Trust is provided herewith.

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 Randall R. Chitwood Capacity _____ Grantor

Signature Randall R. Chitwood Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: RANDALL R. CHITWOOD
 Address: P.O. Box 961
 City: Minden
 State: Nevada Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Randall R. Chitwood, Trustee of The Randall R. Chitwood 2019 Trust
 Address: P.O. Box 961
 City: Minden
 State: Nevada Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Jennifer Mahe, Esq. Escrow # _____
 Address: 707 N. Minnesota Street, Suite D
 City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)