

DOUGLAS COUNTY, NV

2019-934956

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=2

09/10/2019 02:16 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E07

WHEN RECORDED MAIL TO:

Earnest C. Wheeler
1224 Stephanie Way
Minden, NV 89423

MAIL TAX STATEMENTS TO:

Earnest C. Wheeler
1224 Stephanie Way
Minden, NV 89423

Escrow No. 1903017-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.: 1420-33-101-005

R.P.T.T. \$ 0.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Earnest C. Wheeler and Rose M. Alonzo, as trustees of the Wheeler-Alonzo Family Trust dated June 1, 2018

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Earnest C. Wheeler and Rose M. Alonzo, Husband and Wife, 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.


Earnest C Wheeler, Trustee


Rose M Alonzo, Trustee

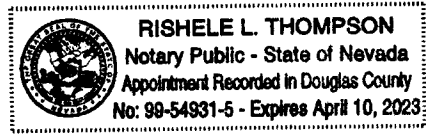
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 9/5/19
by Earnest C Wheeler & Rose M. Alonzo

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 01903017.



Escrow No. 1903017-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

A portion of the North 1/2 of the North 1/2 of the Northwest 1/4 of Section 33, Township 14 North, Range 20 East, M.D.B.&M., being described as Parcel 1 of that certain Parcel Map for Nevada Carson, NC., filed for record May 7, 1985 in Book 585 of Official Records at Page 538, Douglas County, Nevada as Document No. 116950.

EXCEPTING FROM Parcel 1 herein above described that portion as contained in the Deed to L.C. Barone and Geraldine Barone recorded July 30, 1985 in Book 785, of Official Records at Page 2342, Douglas County, Nevada, as Document No. 120755 and being further described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of said Section 33, Thence North 89 degrees 59'46" East along the North Section Line of said Section 33, 680.00 feet to the Northeast corner of the L.C. Barone property as described in the Deed recorded in Book 63, Page 662 as Document No. 43118, Official Records of Douglas County, Nevada which point is also the Northwest corner of Parcel 1 of the Parcel Map for Nevada Carson, Inc., as recorded in Book 585, Page 538 as Document No. 116950, Official Records of Douglas County, Nevada, said point also being THE TRUE POINT OF BEGINNING; Thence continuing along the aforesaid North Section line North 89 degrees 59'46" East 76.22 feet; Thence leaving said Section Line South 00 degrees 07'46" West 290.40 feet to the Northerly right of way line of Stephanie Lane; Thence South 89 degrees 59'46" West along said right of way Line 75.90 feet to the Southeast corner of the aforesaid L.C. Barone property; Thence North 00 degrees 03 '59" East along the Easterly line of said Barone Property 290.40 feet to THE TRUE POINT OF BEGINNING.

APN: 1420-33-101-005

Note: Document No. 2019-926688 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1420-33-101-005
 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: <u>Verified Trust - JS</u>	

3. a. Total Value/Sales Price of Property: \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ _____
 d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: Remove from trust w/out 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 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: Earnest C. Wheeler + Rose M. Alonzo
 Address: 1224 Stephanie Way
 City: Minden
 State/Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Earnest C. Wheeler + Rose M. Alonzo
 Address: 1224 Stephanie Way
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01903017-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED