DOUGLAS COUNTY, NV

2019-935644

RPTT:\$0.00 Rec:\$35.00 \$35.00 Pgs=3

09/25/2019 10:40 AM

ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

E07

This document does not contain a social security number.

Paula Rodriguez

APN: 1220-03-110-048

RECORDING REQUESTED BY:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

MAIL TAX STATEMENT TO/ GRANTEES:

ROBERTA REED, Trustee REED LIVING TRUST P.O. Box 357 Gardnerville, NV 89410

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

ROBERTA REED, who took title as, ROBERTA L. REED, an unmarried woman,

For NO consideration, does hereby Grant, Bargain, Sell and Convey unto:

ROBERTA REED, Trustee, or her successors in trust, under the REED LIVING TRUST, dated July 11, 2019, and any amendments thereto.

ALL of her interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To:

- 1. Taxes for the Current fiscal year, paid current
- 2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS my hand, this 5th day of September, 2019

ROBERTA RÉED

STATE OF NEVADA

}ss:

COUNTY OF DOUGLAS

This instrument was acknowledged before me this 5th day of September, 2019 by ROBERTA REED.

Notary Public

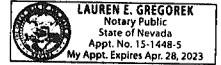


EXHIBIT "A"

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

THAT PORTION OF LOT 1 IN BLOCK A AS SHOWN ON THE MAP ENTITLED STODICK ESTATES SOUTH PHASE 1, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, FILED DECEMBER 13, 2004 AS DOCUMENT NO. 631678 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE DETENTION POND PARCEL, AS SHOWN ON SAID MAP;

THENCE SOUTH 08°51'34" EAST, 8.11 FEET:

THENCE SOUTH 89°20'34" EAST, 167.79 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°20'34" EAST, 81.19 FEET;

THENCE SOUTH 00°39'26" WEST, 108.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE NORTHEASTERLY TERMINUS OF STODICK LANE, PER SAID MAP, ALSO KNOWN AS KITTYHAWK AVENUE;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STODICK LANE THE FOLLOWING TWO COURSES:

NORTH 89°20'34" WEST, 62.95 FEET;

THENCE ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 518.50 FEET, CENTRAL ANGLE OF 01°39'59", ARC LENGTH OF 15.08 FEET, AND CHORD BEARING AND DISTANCE OF SOUTH 89°49'26" WEST, 15.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1:

THENCE NORTH 01°00'33" WEST, 108.77 FEET TO THE PONT OF BEGINNING.

SAID PROPERTY IS ALSO SHOWN AS PARCEL P-1 ON THAT CERTAIN RECORD OF SURVEY MAP FILED MARCH 15, 2005 AS DOCUMENT NO. 639096 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

Per NRS 111.312- The Legal Description above appeared previously in that Grant, Bargain, Sale Deed recorded on September 15, 2017, as Document No. 2017-904104 in Douglas County Records, Douglas County, Nevada.

APN: 1220-03-110-048

Property Address: 1412 KITTYHAWK AVE., GARDNERVILLE NV 89410

	E OF NEVADA	
	ARATION OF VALUE	^
1.	Assessor Parcel Number(s)	
	a) 1220-03-110-048	[]
	b)	\ \
	d)	\ \
	u)	\ \
2.	Type of Property:	\ \
٠.	a) Vacant Land b) ✓ Single Fam. Re	
	c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
		DATE OF RECORDING:
	g) Agricultural h) Mobile Home	NOTES: Trust Ok ~A.B. 9/25/19
	i)	
•	Tatal Valua/Sulan Daigo of Bagmonton	
3.	Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property)	
	Transfer Tax Value:	s 0.00
	Real Property Transfer Tax Due:	\$ 0.00
4.	If Exemption Claimed:	
	a. Transfer Tax Exemption per NRS 375,090, S	Section # 7
	b. Explain Reason for Exemption: A transfer	to/from a trust, made without consideration.
5.	Partial Interest: Percentage being transferred: _	100 %
The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS		
37:	5.110, that the information provided is correct to the	he best of their information and belief, and can be
sup	pported by documentation if called upon to substar	ntiate the information provided herein. Furthermore, the
		ption, or other determination of additional tax due, may
res	sult in a penalty of 10% of the tax due plus interest	t at 1% per month.
В	NAC 255 020 dt - Donner and Calley shall be ini-	nether and assessed by Eable for any additional amount awad
Pursua	int to NRS 3/5.030, the Buyer and Seller shall be join	ntly and severally liable for any additional amount owed.
Signat	ure Mylyfalleled	Capacity Grantor
#	100000	_/
Signat	ure	Capacity
/		
/	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
	(REQUIRED)	(REQUIRED)
Drint N	lame: ROBERTA REED	Print Name: REED LIVING TRUST
- 10	ss: P.O. Box 357	Address; P.O. Box 357
City:	Gardnerville	City: Gardnerville
State:		State: NV Zip: 89410
O late		
	PANY/PERSON REQUESTING RECORDING	
	(required if not the seller or buyer)	
	Name: Anderson, Dorn & Rader, Ltd.	Escrow #
	ss: 500 Damonte Ranch Pkwy, Suite 860	
City:	Reno State: N	
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)		