

APN# 1220-21-710-112



Recording Requested by/Mail to:

KAREN ELLISON, RECORDER

E03

Name: Vicki Louden

Address: 1403 Leonard Rd

City/State/Zip: Gardnerville NV 89460

Mail Tax Statements to:

Name: Vicki Louden

Address: 1403 Leonard Rd.

City/State/Zip: Gardnerville NV 89460

GRANT, Bargain, Sale Deed
Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Vicki Louden

Signature

Vicki Louden

Printed Name

This document is being (re-)recorded to correct document # 938299, and is correcting
Legal description: Unit #7 (incorrectly recorded as Unit #6

State of Nevada, County of Douglas, Lot 509 Gardnerville Ranchos
Unit 7

APN: 1220-21-710-112
RECORDING REQUESTED BY:
BRYAN J. CARPENTER, ESQ.



KAREN ELLISON, RECORDER

E03

RETURN RECORDED DEED TO:
VICKI LOUDEN, Personal Representative
Estate of Anthony Louden
1403 Leonard Road
Gardnerville, Nevada 89460

GRANTEE/MAIL TAX STATEMENTS TO:
VICKI LOUDEN, Personal Representative
1403 Leonard Road
Gardnerville, Nevada 89460

PERSONAL REPRESENTATIVES' GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on NOVEMBER, 11TH, 2019, by and between VICKI LOUDEN, as personal representatives of the Estate of ANTHONY LOUDEN, deceased, Case Number 19 PB-0020, in the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, hereinafter referred to as Grantor, and VICKI LOUDEN, and ASHLEE LOUDEN, daughter of ANTHONY LOUDEN, Grantees.

WITNESSETH:

WHEREAS, on May 16, 2019, VICKI LOUDEN, was duly appointed as Personal Representative of the Estate of ANTHONY LOUDEN, deceased, by the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, in Case No. 19 PB-0020.

WHEREAS the above-referenced estate is the owner in fee of 50% of that certain parcel of real property located in Douglas County, Nevada, as more particularly hereinafter described; and

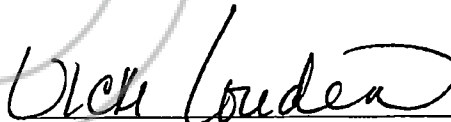
WHEREAS Grantor, pursuant to Ninth Judicial District Court Order entered November 4, 2019, in Case Number 19 PB-0020, do grant, bargain and transfer title to the Grantees and to Grantees' successors and assigns forever, 25% to each Grantee, all that certain lot, piece, or parcel of land situated, lying, and being in Douglas County, Nevada, being Assessor's Parcel No. 1220-21-710-112, and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof, to hold as tenants in common, each Grantee with a 25% interest.

TO HAVE AND TO HOLD the interest of the premises, together with the appurtenances, unto said Grantees, and to Grantee's heirs, successors and assigns forever.

IN WITNESS THEREOF, the Grantors have executed this conveyance the day and year first above written.



VICKI LOUDEN, Personal Representative of
the Estate of Anthony Louden, deceased.

STATE OF NEVADA)

: ss.

COUNTY OF DOUGLAS)

On NOVEMBER 11TH, 2019, personally appeared before me, a notary public, VICKI LOUDEN, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.


NOTARY PUBLIC

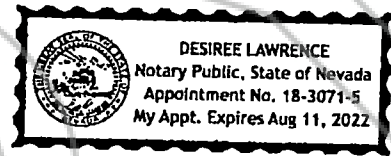


EXHIBIT "A"

All that certain parcel of real property situated in Douglas County, State of Nevada,
more particularly described as follows:

Lot 509, as shown on the map of Gardnerville Ranchos Unit No. 6, recorded in the
official records of Douglas County on May 29, 1973, in book 573, page 1026, as file No.
66512, as Document No. 0684392.

Being Assessor's Parcel Number 1220-21-710-112.

COPY

CARPENTER LAW OFFICE
140 Washington St., Suite 50
Reno, NV 89503
775-828-4529

Certified Copy

The foregoing instrument is a full, true and correct copy of the original
on file in the office of the County Recorder of Douglas County, State of
Nevada. Per NRS 239b.030 Sec.5 the SSN may be redacted, but in no
way affects the legality of the document.

-
Witnessed my hand this 25th
-
day of November, 2019
-
By: [Signature]
Deputy Recorder

STATE OF NEVADA
DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument#: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

1. Assessor Parcel Number (s)
(a) 1220-21-710-112
(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

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

4. If Exemption Claimed:
a. Transfer Tax Exemption, per NRS 375.090, Section: 3
b. Explain Reason for Exemption: fixing legal description of property
doc # 938299

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 Dick Louden Capacity owner
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Dick Louden
Address: 1403 Leonard Rd
City: Gardnerville
State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Vicki Louden
Address: 1403 Leonard Rd
City: Gardnerville
State: NV Zip: 89460

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

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____