

APN: 1220-13-801-008  
RETURN RECORDED DEED TO:  
ALICIA G. JOHNSON, ESQ.  
JOHNSON LAW PRACTICE, PLLC  
611 Sierra Rose Dr., Suite A  
Reno, NV 89511

GRANTEE/MAIL TAX STATEMENTS TO:  
PHILLIP L. ROEDER and SHIRLEE A. ROEDER, Trustees  
824 Cayuse Drive  
Gardnerville, NV 89410

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.030

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on 1-15, 2020, by and between PHILLIP L. ROEDER and SHIRLEE A. ROEDER, husband and wife as joint tenants with right of survivorship, grantors, and PHILLIP L. ROEDER and SHIRLEE A. ROEDER, Trustees of "THE ROEDER FAMILY 2020 TRUST," dated January 15, 2020, grantees,

WITNESSETH:

That the grantors, 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 them in hand paid by the grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the grantees, and to their successors and assigns, all that certain parcel of real property located in Douglas County, State of Nevada, and more particularly described as follows:

(See, Exhibit "A" attached hereto and incorporated herein by this reference.)

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 grantees and to their successors and assigns forever.

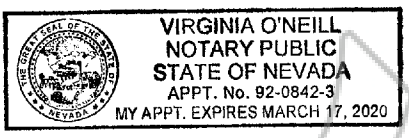
IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

*Phillip L. Roeder*  
\_\_\_\_\_  
PHILLIP L. ROEDER

*Shirlee A. Roeder*  
\_\_\_\_\_  
SHIRLEE A. ROEDER

STATE OF NEVADA        )  
                                  : ss.  
WASHOE COUNTY        )

On Jan. 15, 2020, personally appeared before me, a notary public, PHILLIP L. ROEDER and SHIRLEE A. ROEDER, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.



*Virginia O'Neill*  
\_\_\_\_\_  
NOTARY PUBLIC

EXHIBIT "A"

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

BEING A PORTION OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., FURTHER DESCRIBED AS FOLLOWS:

PARCEL 4-B AS SET FORTH IN PARCEL MAP #2 FOR JERRY E. TILLEY FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 13, 1990, IN BOOK 490, PAGE 1092, DOCUMENT NO. 223931, AND AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED JANUARY 31, 1991 IN BOOK 191, PAGE 3825 AS DOCUMENT NO. 243941.

Being Assessor's Parcel Number: 1220-13-801-008

(The legal description previously appeared in a document recorded on April 29, 2013, in the Official Records of the Douglas County Recorder, State of Nevada, as Document No. 822591)

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-13-801-008  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |                             |              |  |                  |
|-----------------------------|--------------|--|------------------|
| a. <input type="checkbox"/> | Vacant Land  | b. <input checked="" type="checkbox"/> | Single Fam. Res. |
| c. <input type="checkbox"/> | Condo/Twnhse | d. <input type="checkbox"/>            | 2-4 Plex         |
| e. <input type="checkbox"/> | Apt. Bldg    | f. <input type="checkbox"/>            | Comm'l/Ind'l     |
| g. <input type="checkbox"/> | Agricultural | h. <input type="checkbox"/>            | Mobile Home      |
|                             | Other        |  |                  |

|  |             |
|--|-------------|
| <b>FOR RECORDERS OPTIONAL USE ONLY</b> |             |
| Book _____                             | Page: _____ |
| Date of Recording: _____               |             |
| Notes: <u>Verified Trust - JS</u>      |             |

- 3.a. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 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 7  
 b. Explain Reason for Exemption: A transfer of title to a trust without consideration if certificate of trust is presented at the time of transfer

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 [Signature] Capacity: Grantor

Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: Phillip & Shirlee Roeder  
 Address: 824 CAYUSE DR  
 City: GARDNERVILLE  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Roeder Family 2020 Trust  
 Address: 824 CAYUSE DR  
 City: GARDNERVILLE  
 State: NV Zip: 89510

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: JOHNSON LAW PRACTICE  
 Address: 611 Sierra Rose Dr, Ste A  
 City: Reno

Escrow # \_\_\_\_\_  
 State: NV Zip: 89511