

APN# 1220-09-310-004

Recording Requested by/Mail to:

Name: FIRST AMERICAN TITLE

Address: 1663 US HWY 395 N STE 101

City/State/Zip: MINDEN NV 89423

Mail Tax Statements to:

Name: Jack & Barbara Wooldridge Living Trust

Address: 1064 Aspen Brook Lane

City/State/Zip: Gardnerville NV 89410

Grant Bargain and Sale Deed

Title of Document (required)

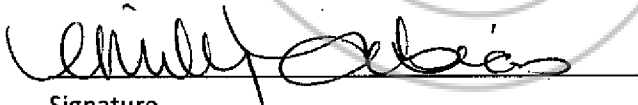
----- (Only use if applicable) -----

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)



Signature

EMILY TOBIAS

Printed Name

This document is being (re-)recorded to correct document # 2020-941795, and is correcting
THE BUYERS NAME - SHOWING IS BARABARA- AND SHOUDL BE BARBARA

DOUGLAS COUNTY, NV **2020-941795**
RPTT:\$1891.50 Rec:\$40.00
\$1,931.50 Pgs=2 02/05/2020 09:29 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1220-09-310-004
File No: 143-2581897 (mk)
R.P.T.T.: \$1,891.50

When Recorded Mail To: Mail Tax Statements To:
Jack and Barbara Wooldridge Living Trust
1064 Aspen Brook Lane
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Gregory J. Niver and Cheryl L. Niver, husband and wife as joint tenants, with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

H. Jack Wooldridge and Barbara A. Wooldridge, Trustees of the Jack and Barbara Wooldridge Living Trust dated December 7, 2016

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

LOT 31, AS SET FORTH ON THAT CERTAIN FINAL MAP PD 04-009 FOR CEDAR CREEK A PLANNED DEVELOPMENT, FILED FOR RECORD ON MARCH 9, 2006 IN BOOK 0306 AT PAGE 3246, AS DOCUMENT NO. 669544 OF OFFICIAL RECORDS.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 01/16/2020

A.P.N.: 1220-09-310-004
File No: 143-2581897 (mk)
R.P.T.T.: \$1,891.50

When Recorded Mail To: Mail Tax Statements To:
Jack and Barbara Wooldridge Living Trust
1064 Aspen Brook Lane
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Gregory J. Niver and Cheryl L. Niver, husband and wife as joint tenants, with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

~~Barbara~~
BARBARA
H. Jack Wooldridge and ~~Barbara~~ A. Wooldridge, Trustees of the Jack and Barbara
Wooldridge Living Trust dated December 7, 2016

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

**LOT 31, AS SET FORTH ON THAT CERTAIN FINAL MAP PD 04-009 FOR CEDAR CREEK
A PLANNED DEVELOPMENT, FILED FOR RECORD ON MARCH 9, 2006 IN BOOK 0306
AT PAGE 3246, AS DOCUMENT NO. 669544 OF OFFICIAL RECORDS.**

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

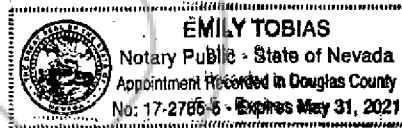
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 01/16/2020

Gregory J. Niver
Gregory J. Niver

Cheryl L. Niver
Cheryl L. Niver

STATE OF **NEVADA**)
COUNTY OF **DOUGLAS**) : ss.



This instrument was acknowledged before me on 2.3.2020 by
Gregory J. Niver and Cheryl L. Niver.

Emily Tobias
Notary Public
(My commission expires: 5/31/21)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
January 16, 2020 under Escrow No. **143-2581897**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-09-310-004
- 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

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property: _____

\$0

b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

c) Transfer Tax Value: _____

\$0

d) Real Property Transfer Tax Due _____

\$0

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: #3

b. Explain reason for exemption: Correcting buyers spelling of name on recorded doc 2020-941795

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: agent

Signature: _____

Capacity: _____

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

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

Print Name: Gregory J. Niver and Cheryl L. Niver

Print Name: Jack and Barbara Wooldridge Living Trust

Address: PO Box 233

Address: 1064 Aspen Brook Lane

City: Smith

City: Gardnerville

State: NV Zip: 89430

State: NV Zip: 89460

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

Print Name: First American Title Insurance Company

File Number: 143-2581897 mk/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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